BILL GARRETT, Davidson County
Trans:T20130037499 DEEDWARRSP
Recvd: 05/06/13 11:19 6 pgs
Fees:33.00 Taxes:94.35



20130506-0045405

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
	NEW OWNER	
E Mark Turner		041 16 0 074.00
5007 Timber Trail		
Mt. Juliet, TN 37122		

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **JPMorgan Chase Bank, National Association**, ("Grantor"), in favor of **E MARK TURNER, MARRIED**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **TWENTY-FIVE THOUSAND FIVE HUNDRED DOLLARS ($25,500.00)**, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 26 day of April, 2013.

GRANTOR:
JPMorgan Chase Bank, National Association

By: 4/26/13
Name: Miguel Molina
Its: Vice President

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of **JPMorgan Chase Bank, National Association**, and that in its capacity she/he executed, signed and delivered the above and foregoing instrument after having been authorized by **JPMorgan Chase Bank, National Association**, said Grantor, to do so.

Given under my hand and seal this the _____ day of _____, 2013.

See Attached
Notary Acknowledgement

_____
Notary Public
My Commission Expires: _____

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this April 26, 2013, by Miguel Molina, the Vice President of *JPMorgan Chase Bank, National Association*. He/she is personally known to me.

KANDIE NICOLE GEORGE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD893649
MY COMMISSION EXPIRES MAY 27, 2013

X _____

Notary Public

(seal)

Kandie Nicole George

Printed Name: _____

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 144 on the Plan of Bellshire Terrace, Section One, Phase 1, of record in Plat Book 6250, Page 132, said Register's Office, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to JPMorgan Chase Bank, National Association by Trustee's Deed recorded December 13, 2012, as Instrument No. 20121213-0114887, Register's Office for Davidson County, Tennessee.

Commonly known as: 1201 Ewing Creek Drive, Nashville, Tennessee 37207

Tax Parcel No.: 041 16 0 074.00

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

E Mark Turner

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $25,500.00.

Affiant

Subscribed and sworn to before me this 5/2/2013.

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

Notary Public

My Commission Expires:_____