BILL GARRETT, Davidson County
Trans:T20130041880 DEEDWARRSP
Recvd: 05/20/13 13:35 6 pgs
Fees:33.00 Taxes:366.30
20130520-0050651

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:
Operation Homefront, Inc., an Arizona Corporation	Operation Homefront, Inc., an Arizona Corporation	04315012700
130 Larkin Springs Rd	8930 Fourwinds Drive, Suite 340	
Madison, TN 37115	San Antonio, TX 78239	

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 **OPERATION HOMEFRONT, INC., AN ARIZONA CORPORATION**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **ZERO ($0.00)**, 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.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 21 day of March, 2013.

GRANTOR:
JPMorgan Chase Bank, National Association

3/21/13

By: Jessica Salinger
Name: Jessica Salinger
Its: Vice President

State of _____
County of _____

See Attached Notary Acknowledgement

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 for **JPMorgan Chase Bank, National Association,** 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.

_____
Notary Public
My Commission Expires: _____

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

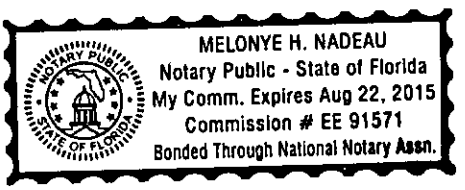
The foregoing instrument was acknowledged before me this March 21, 2013, by *Jessica Salinger*, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X Melonye H. Nadeau

Notary Public

(seal)

Printed Name: Melonye H. Nadeau



Operation Homefront, Inc., an Arizona Corporation

8930 Fourwinds Dr Ste 340
San Antonio, TX 78239

State of Georgia
County of Dekalb

The actual consideration or value, whichever is greater, for this transfer is $99,000.00.

Affiant

Subscribed and sworn to before me this 4/24/2013.



Notary Public

My Commission Expires: 9/27/2015

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, Registered Land Surveyors Number 2389, dated 11-22-06 and being Lot 4 of the Larkin Springs Subdivision, of record in Plat Book 5800, Page 178, said Register's Office and being more particularly described as follows:

Beginning at an iron pin new in the westerly right of way line of Larkin Springs Road, said pin being the southeasterly corner of Lot 3, and the northeasterly corner of the herein described;

Thence, with said right of way line, South 7 degrees 47 minutes 21 seconds West, 34.57 feet to a P.K. nail old, being the northeasterly corner of the David L. Sharp, Jr. property, of record in Deed Book 8191, page 24;

Thence with the northerly line of said Sharp property, North 81 degrees 34 minutes 29 seconds West, 219.28 feet to an iron pin old in the easterly line of the Turning Point Church property, of record in Deed Book 1340, Page 91;

Thence, with said line, North 7 degrees 30 minutes 22 seconds E, 52.15 feet to an iron pin new, being the southwesterly corner of the aforementioned Lot 3;

Thence, with the southerly line of Lot 3 in the following three calls: South 72 degrees 26 minutes 17 seconds East, 163.86 feet to an iron pin new; South 83 degrees 40 minutes 41 seconds East 34.50 feet to an iron pin new; North 81 degrees 25 minutes 05 seconds East 24.55 feet to Point of Beginning and containing 7965 square feet or 0.183 acres, more or less.

Subject to:
1. Metropolitan Government Taxes.
2. All matters shown on the plan of record in Book 5800, Page 178, said Register's Office.
3. Right-of-way for street purposes granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 11176, page 231 said Register's Office.

Being the same property conveyed to JPMorgan Chase Bank, National Association by Trustee's Deed recorded May 1, 2012, as Instrument No. 20120601-0047811, Register's Office for Davidson County, Tennessee.

Commonly known as: 130 Larkin Springs Road, Madison, Tennessee 37115.

Tax Parcel No.: 04315012700

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.