Prepared By and Return to:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 12-044271

Davidson County DEEDWARRSP
Recvd: 06/28/13 16:12 5 pgs
Fees:28.00 Taxes:259.00
20130628-0067140

SPECIAL WARRANTY DEED AO

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 04215004700
(Name) Cinthya Candelaria Ortiz as Trustee of Madison Renovation Trust No. WM 213	(Name) Cinthya Candelaria Ortiz as Trustee of Madison Renovation Trust No. WM 213	
(Address) 213 W Marthona Road,	(Address) 213 W Marthona Road,	
(City) (State) (Zip) Madison, TN 37115	(City) (State) (Zip) Madison, TN 37115	

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, a national association, ("Grantor"), in favor of Cinthya Candelaria Ortiz as Trustee of Madison Renovation Trust No. WM 213, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Seventy Thousand Dollars and No Cents($70,000.00), 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.

WITNESS MY HAND this 7 day of JUNE, 2013.

JPMorgan Chase Bank, National Association

By: _____ 6/7/13

Name: Alissa Owens

Title: Vice President

State of TEXAS

County of DENTON AO

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid ALISSA OWENS, who acknowledged to me that she/he is VP of JPMorgan Chase Bank, National Association, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Association, to do so.

Given under my hand and seal this the 7 day of JUNE, 2013.

Notary Public

My Commission Expires: 11/26/16

DEANN Q. BARNES
Notary Public, State of Texas
My Commission Expires
November 26, 2016

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this 28th day of June 2013.

Notary Public

My Commission Expires: 2/6/15

HAL E. WILSON, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 213 W Marthona Road, Madison, TN 37115

DBI/67069091.2

Legal Description

EXHIBIT "A"

AD

Land lying in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Numbers 73, 74, 75 and 76 of Block B on the Map of Marthona, Cumberland Development Company's Subdivision of the Ezell Farm, not of record, described to a copy of a survey thereof made in December, 1937, by J.A. Mefford, Surveyor as follows:

Beginning at a point on the Easterly margin of Ezell Road West 1400 feet South to the Southeast corner of said road and Old Hickory Boulevard, said point being the common corrner of Lots Numbers 72 and 73; thence with the line between lots, Eastwardly 420 feet to a point, at the Southeast corner of Lot 72 and Northeast corner of Lot Number 73; thence Southwardly 100 feet to a point, the common corner of Lots Numbers 76 and 77; thence with the line between said lots, Westwardly 420 feet to the Easterly margin of Ezell Road West; thence with the margin of said Road, Northwardly 100 feet to the beginning.

Being the same property conveyed to JPMorgan Chase Bank, National Association, by Trustee's Deed recorded December 17, 2012, as Instrument No. 20121217-0115682, Register's Office for Davidson County, Tennessee.

Commonly known as: 213 West Marthena Road, Madison, Tennessee 37115.

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.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE