BILL GARRETT, Davidson County
Trans:T20130069836 DEEDWARRSP
Recvd: 08/14/13 08:51 6 pgs
Fees:33.00 Taxes:144.30
20130814-0085173

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:
Affordable Housing Resources, Inc.	Affordable Housing Resources, Inc.	07111014600
344 Marshall Street	1011 Cherry Avenue	
Nashville, TN 37207	Nashville, TN 37203	

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, 7301 Baymeadows Way, Jacksonville, FL 32256 ("Grantor"), in favor of **AFFORDABLE HOUSING RESOURCES, INC.** 1011 CHERRY AVE NASHVILLE, TN 37203("Grantee").

FOR AND IN CONSIDERATION of the sum of **ZERO DOLLARS ($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 25 day of July, 2013.

GRANTOR:
JPMorgan Chase Bank, National Association

By: Melony H. Nadeau
Name: Melonye H. Nadeau
Its: Vice President

7.25.13

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 said Grantor to do so.

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

_____
Notary Public
My Commission Expires:_____

See Attached
Notary Acknowledgement

DB1/ 67069091.2

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this July 25, 2013, by *Melonye H. Nadeau*, 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 _____
Notary Public

(seal)

Printed Name: Jill Kelsey

JILL KELSEY
Notary Public - State of Florida
My Comm. Expires Dec 22, 2016
Commission # EE 831327
Bonded Through National Notary Assn.

Affordable Housing Resources, Inc.

1011 Cherry Ave.

Nashville, TN 37203

State of GA
County of Dekalb

The actual consideration or value, whichever is greater, for this transfer is $39,000.

Affiant

Subscribed and sworn to before me this August 7, 2013

STEPHANIE BATSON NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES SEPT. 27, 2015

Notary Public

My Commission Expires: 9/27/2015

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 2, on the Plan of S.A. Buchanan Re-Subdivision of certain Lots in Trinity Heights Addition, of record in Book 547, page 166, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank, National Association by Trustee's Deed recorded 4/23/13, as Instrument No. 20130423-0040090, Register's Office for Davidson County, Tennessee.

Commonly known as: 344 Marshall Street, Nashville, Tennessee 37207.

Tax Parcel No.: 07111014600

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.