BILL GARRETT, Davidson County
Trans:T20130076965 DEEDWARRSP
Recvd: 09/05/13 12:10 6 pgs
Fees:33.00 Taxes:247.90
20130905-0093802

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:
Michael Sales and THERESA G. SALES	Michael Sales and THERESA G. SALES	09611017000
604 Waxhaw Drive	604 Waxhaw Drive	
Nashville, TN 37214	Nashville, TN 37214	

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**, 7301 Baymeadows Way, Jacksonville, FL 32256 a National Association, ("Grantor"), in favor of **MICHAEL SALES AND THERESA G. SALES**, 101 STAFFORD CT, HENDERSONVILLE, TN 37075 ("Grantee").

FOR AND IN CONSIDERATION of the sum of **SIXTY SEVEN THOUSAND DOLLARS AND NO/100 ($67,000.00)** , 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.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 1 day of August, 2013.

GRANTOR:
JPMorgan Chase Bank, National Association

By: _____ 8.7.13
Name: Cheryl Thayer
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 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by 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 August 7, 2013, by Cheryl Thayer, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

X _____
Notary Public

(seal)

Printed Name: Melonye H. Nadeau

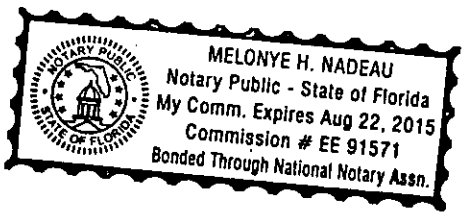


Exhibit A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 133 on the plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

Said lot fronts 71 feet on the west side of Waxhaw Drive and runs back 156.6 feet on the north line and 181.2 feet on the south line to a dead line in the rear on which it measures 92 feet.

Being the same property conveyed by virtue of a Quitclaim Deed from The Secretary of Veterans Affairs to JPMorgan Chase Bank, National Association dated May 17, 2013, filed May 30, 2013, as Document No. 20130530-0054138,
Davidson County Records.

Tax Parcel No.: 096 11 0 170.00

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.

Michael Sales\

THERESA G. SALES
190 Stoffendt Ct
Hendersonville, TN 37075

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

Affiant

Subscribed and sworn to before me this 9-12-2013.

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

Notary Public

My Commission Expires: 9/27/2015