BILL GARRETT, Davidson County
Trans:T20140011354 DEEDWARRSP
Recvd: 02/18/14 14:17 2 pgs
Fees:13.00 Taxes:246.05
20140218-0013868

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 5th day of February, 2014 by and between J.P. Morgan Mortgage Acquisition Corp., hereinafter called Grantor, and Village Builders LLC, his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 55 on the Plan of Sky View, as of record in Book 2331, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same parcel conveyed to Solomon J. Webb by deed recorded 4/14/97 in Book 10415 and Page 76.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20130903-0092298, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 5th day of February, 2014.

J.P. Morgan Mortgage Acquisition Corp., by Residential Credit Solutions, Inc., its attorney in fact.

BY: Abigail McMonigal of PMH Financial, LLC

TITLE: as Assistant Vice President for Residential Credit Solutions, Inc.

STATE OF Colorado

COUNTY OF Denver

BEFORE ME, a Notary Public of the state and county mentioned, personally appeared Abigail McManigal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Assistant Vice President of Residential Credit Solutions, Inc.., and who acknowledged that she/he as Assistant Vice President, being authorized so to do, executed and delivered the foregoing instrument on behalf of J.P. Morgan Mortgage Acquisition Corp. by and through Residential Credit Solutions, Inc.. (hereinafter referred to as "J.P. Morgan Mortgage Acquisition Corp."), as its attorney-in-fact and as the free act and deed of the within named J.P. Morgan Mortgage Acquisition Corp.

Notary Public

NOEMI TALAMANTES
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 09-18-15

My Commission Expires:

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Property Address: 313 Oakview Drive, Nashville, TN 37207
Parcel #

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: P.O. Box 40984
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or true value,
whichever is greater, for this transfer is $ 166,500.00
Kristi K Seamon
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February 2014.
Jessica N. Brooks
Notary Public
My Commission Expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

7023-0111469-LC