BILL GARRETT, Davidson County
Trans:T20140022601 DEEDWARRSP
Recvd: 04/03/14 14:25 6 pgs
Fees:33.00 Taxes:758.13
20140403-0027863

Prepared By and Return to:
RCO Legal, P.S.
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:
JACLYN R. BOLES	JACLYN R. BOLES	07209039800
1013 Carolyn Avenue	4800 Clear Creek Rd.	
Nashville, TN 37216	Pulaski, TN 38478	

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 ("Grantor"), in favor of **JACLYN R. BOLES**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($204,900.00)**, 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 22 day of January, 2014 **

GRANTOR:
JPMorgan Chase Bank, National Association

By: 1-22-14
Name: Kandie Nicole George
Its: Vice President

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.

See Attached Notary Acknowledgement

_____
Notary Public
My Commission Expires: _____

**The effective date of this conveyance is January 31, 2014

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this January 22, 2014, by *Kandie Nicole George a/k/a Kandie Nikki George*, 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.

CAROLYN K. CLOUD
MY COMMISSION # DD 953077
EXPIRES: April 24, 2014
Bonded Thru Notary Public Underwriters

X _____
Notary Public

(seal)

Printed Name: Carolyn K. Cloud

JACLYN R. BOLES
4800 Clear Creek Rd.
Pulaski, TN 38478

State of GA
County of Cobb

The actual consideration or value, whichever is greater, for this transfer is $204,900.00.

Affiant

Subscribed and sworn to before me this 1/31/16.

HEATHER A. KNUTH NOTARY PUBLIC COBB COUNTY, GEORGIA

Notary Public

Notary Public, Cobb County, Georgia
My Commission Expires February 9, 2017

My Commission Expires:

RE: 1013 Carolyn Avenue, Nashville, TN 37216

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 54, Irvington, as shown on plat of record in Plat Book 843, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 201201050001036, in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Substitute Trustee's Deed of record in Instrument No. 20130830-0091709, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Substitute Trustee's Deed recorded at Instrument No. 20130830-0091709, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

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.