BILL GARRETT, Davidson County
Trans:T20140031580 DEEDWARRSP
Recvd: 05/07/14 12:08 6 pgs
Fees:33.00 Taxes:295.26
20140507-0038984

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:
Robert C. Stewart and Shevawn D. Stewart	Robert C. Stewart and Shevawn D. Stewart	09611017700
607 Waxhaw Dr.	607 Waxhaw Dr.	
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 ("Grantor"), in favor of **ROBERT C. STEWART AND SHEVAWN D. STEWART**, HUSBAND AND WIFE ("Grantee").

FOR AND IN CONSIDERATION of the sum of **($79,800.00)**, 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.

Property Address: 607 WAXHAW DR, NASHVILLE, TN 37214

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 20 day of February, 2014.*

GRANTOR:

JPMorgan Chase Bank, National Association

By: Melanie J. Brinkley 2/20/14

Name: Melanie J. Brinkley

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 the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

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

_____

Notary Public

My Commission Expires:_____

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

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this February 20, 2014, by Melanie J. Brinkley, 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 Shannon Flanigan
Notary Public

(seal)

Printed Name: Shannon Flanigan

Robert C. Stewart and Shevawn D. Stewart
855 High Point Ridge Rd
Franklin, TN 37069

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $79,800.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2014.

Notary Public

My Commission Expires: 8-8-16

T LIVINGSTON
MY COMMISSION EXPIRES
NOTARY
PUBLIC
AUG. 08, 2016
DEKALB COUNTY, GEORGIA

607 Waxhaw Dr, Nashville, TN 37214

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 112, on the Plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20041111-0135840, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Substitute Trustee's Deed recorded at Instrument Number 20130829-0091247, in the Register's Office for Davidson County, Tennessee.

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.