BILL GARRETT, Davidson County
Trans:T20140043147 DEEDWARRSP
Recvd: 06/18/14 12:45 5 pgs
Fees:28.00 Taxes:183.15
20140618-0053171

Prepared By and Return to:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120
File #FF100760

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
(Name) Miguel A. Calvo	(Name) Miguel A. Calvo	034 13 0 203.00
(Address) 135 S. Birchwood Dr.	(Address) 135 S. Birchwood Dr.	034 130 203.00
(City) (State) (Zip) Hendersonville, TN 37075	(City) (State) (Zip) Hendersonville, TN 37075	034 130 203.00

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by JPMORGAN CHASE BANK, N.A., a national association ("Grantor"), in favor of MIGUEL A. CALVO("Grantee").

FOR AND IN CONSIDERATION of the sum of Fifty-two thousand five hundred and 00/100 ($52,500.00), 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 10th day of June, 2014.

GRANTOR:

JPMORGAN CHASE BANK, N.A.

By: 6-10-2014
Name: JOSHUA DEVOLL
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, N.A., and that in his/her capacity as _____ of JPMORGAN CHASE BANK, N.A., she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JPMORGAN CHASE BANK, N.A. to do so.

Given under my hand and seal this the _____ day of _____, 2014.

See Attached

Notary Public
My Commission Expires: _____

State of TN
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $49,500.00.

Affiant

Subscribed and sworn to before me this 17th Jun 2014.

Notary Public
My Commission Expires: 7/16/14

ALISON V. KOSOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires July 16, 2014

RE: 403 Janette Ct, Goodlettsville, TN 37072

DB1/ 67069091.2

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

CIVIL PRACTICE & REMEDIES CODE § 121.007

State of Texas

County of DENTON

Before me, Darryl G. Swann
Name and Character of Notarizing Officer, e.g., "John Smith, Notary Public"

on this day personally appeared

VINOSA DEVOLLI
Name of Signer

☑ known to me

☐ proved to me on the oath of

_____
Name of Credible Witness

☐ proved to me through _____

_____
Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

10th day of June, A.D., 2014.
Day Month Year

_____
Signature of Notarizing Officer

DARRYL G. SWANN
Notary Public, State of Texas
My Commission Expires
February 24, 2015

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Top of thumb here

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Item #5243

SPECIAL WARRANTY DEED

EXHIBIT "A"

Located in Davidson County, Tennessee, more particularly described as follows:
Being Lot Number 26 on the plan of Gateway, Section 2, of record in Book 3300, Page 51, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to JPMorgan Chase Bank, N.A. in Trustee's Deed dated October 22, 2013 recorded at Instrument No. 20131023-0110282, in said Register's Office.

Property Address: 403 Janette Ct, Goodlettsville, TN 37072

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.