Davidson County	DEEDWARRSP
Recvd: 06/26/14 09:31	5 pgs
Fees:28.00 Taxes:203.96	
20140626-0055889	

Prepared By and Return to:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.
Returned
ServiceLink, LLC R 325y349
1400 Cherrington Parkway
Moon Township, PA 15108

SPECIAL WARRANTY DEED 3

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
MISTY MEADOWS PROPERTIES, LLC	MISTY MEADOWS PROPERTIES, LLC	059 14 0 01400
4117 HILLSBORO PIKE SUITE 103-177	4117 HILLSBORO PIKE SUITE 103-177	Not Applicable
NASHVILLE TN 37215	NASHVILLE TN 37215	Not Applicable

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** ("Grantor"), a national banking association, in favor of **MISTY MEADOWS PROPERTIES, LLC** ("Grantee"), a limited liability company.

FOR AND IN CONSIDERATION of the sum of $55,125.00 (Fifty Five Thousand One Hundred Twenty Five Dollars and Zero Cents) , 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 13 day of June, 2014

GRANTOR:

JPMorgan Chase Bank, National Association

By: 6/13/14
Name: **Ryan Yaites**
Its: Vice President

State of TEXAS
County of DENTON

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Ryan Yaites who acknowledged to me that she/he is VP (Title of person signing) of JPMorgan Chase Bank, N.A. (Name of Company), ~~the attorney-in-fact for , and that in its capacity as attorney-in-fact for~~ DS 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 13th day of June, 2014.

Notary Public Darryl G Swann
My Commission Expires: 2-24-15

State of PA
County of Allegheny

The actual consideration or value, whichever is greater, for this transfer is $ 55,125.00.

Affiant

Subscribed and sworn to before me this 6-13-14.

Notary Public

My Commission Expires: 11-16-16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jody L. Mayer, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Nov. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RE: , , TN

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jody L. Mayer, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Nov. 16, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

Exhibit "A"
Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 229 ON THE MAP OF TREPPARD HEIGHTS SUBDIVISION, SECTION 1, AS OF RECORD IN BOOK 2663, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 229 FRONTS 120.03 FEET ON THE NORTHWESTERLY SIDE OF WEST HAMILTON AVENUE AND EXTENDS BACK 472 FEET ON THE NORTHESTERLY LINE AND 379.5 FEET ON THE SOUTHWESTERLY LINE, TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 135.

Being the same property conveyed from MCCURDY & CANDLER TN, LLC FKA MCC TN, LLC TO JPMORGAN CHASE BANK NATIONAL ASSOCIATION ,REC DATE 04/01/2014 DOC NO 20140401-0026818 in the county of DAVIDSON, TENNESSEE.

Tax ID: 059 14 0 014

EXHIBIT "B" 7

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.

True Copy Certification

I, Dana L. Baxendell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES