Record First

Return To
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117

Prepared By and Return to:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 13-049659

BILL GARRETT, Davidson County
Trans:T20140053152 DEEDWARRSP
Recvd: 07/23/14 10:41 8 pgs
Fees:43.00 Taxes:407.93
20140723-0065341

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
(Name) Jamel M. Hutton	(Name) Jamel M. Hutton	053 14 0A 076.00
(Address) 1685 Comanche Run,	(Address) 1685 Comanche Run,	Not Applicable
(City) (State) (Zip) Madison, TN 37115	(City) (State) (Zip) Madison, TN 37115	Not Applicable

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by JP Morgan Chase Bank, N.A., ("Grantor"), in favor of Jamel M. Hutton, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), 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.

WITNESS MY HAND this 23 day of June, 2014.

JP Morgan Chase Bank, N.A.

By: Shannon Flanigan

Name: Shannon Flanigan JUN 23 2014

Title: 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 _____ of JPMorgan Chase Bank, National Association, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, N.A, to do so.

Given under my hand and seal this the _____ day of _____, 20____.

_____
Notary Public
My Commission Expires: _____

State of TN
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $110,250.00.

_____
Affiant

Subscribed and sworn to before me this July 8, 2014.

_____
Notary Public

My Commission Expires: _____

ROSHINA HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Property Address: 1685 Comanche Run, Madison, TN 37115

MY COMMISSION EXPIRES
OCTOBER 21, 2017

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this June 23, 2014, by *Shannon Flanigan*, 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.

X _____
Notary Public



(seal)

Printed Name: Melanie J. Brinkley

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 87 on the Final Plat of The Woods of Neeley's Bend, Phase 2, of record in Instrument Number 20050707-0078328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060523-0060472 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130522-0051625, in said Register's Office.

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.

NON-FOREIGN AFFIDAVIT

STATE OF Florida)
) SS.
COUNTY OF Duval)

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by JPMorgan Chase Bank, National Association, a National Association ("Seller"), the undersigned hereby certifies the following on behalf of Seller:

1. Seller is not a foreign corporation, foreign partnership, foreign trust, foreign estate or foreign person (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);

2. Seller is not a disregarded entity as defined in §1.1445-2(b)(2)(iii);

3. Seller's U.S. Employer identification number is 13-4994650; and

4. Seller's office address is: 7301 Baymeadows Way
Jacksonville, FL 32256

Seller understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and, to the best of my knowledge and belief, it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of Seller.

By: JPMorgan Chase Bank, National Association

Name: Shannon Flanigan
Shannon Flanigan JUN 23 2014

Title: Vice President

~~Notary Acknowledgement~~ See Attached Jurat JF

SUBSCRIBED AND SWORN to before me this
____ day of _____, 2014.

_____
Notary Public

My commission expires: _____

JURAT

STATE OF FLORIDA

COUNTY OF DUVAL

Sworn to (or affirmed) and subscribed before me June 23, 2014, by Shannon Flanigan, 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.

x _____
Notary Public



(seal)

Printed Name: Melanie J. Brinkley

0023042344

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am an Assistant Secretary of JPMorgan Chase Bank, N.A. (the "Bank"). I FURTHER CERTIFY that the following individuals are authorized to execute Contracts, Deeds, Affidavits, Lien Releases, Registrations, Closing Statements, Settlement Agreements and other documents related to the sale or management of real property on behalf of the Bank using the titles referenced below:

Name:	Titles:
Ketcia D. Barlow	Vice President & Assistant Secretary
Amber L. Ball	Vice President & Assistant Secretary
Tamika Bell	Vice President & Assistant Secretary
Melanie J. Brinkley, a/k/a Melanie Brinkley	Vice President & Assistant Secretary
Jessica M. Brown-Salinger, a/k/a Jessica Brown a/k/a Jessica Salinger	Vice President & Assistant Secretary
Carolyn Cloud	Vice President & Assistant Secretary
Vijosa Devolli	Vice President & Assistant Secretary
Shannon Flanigan	Vice President & Assistant Secretary
Kandie George, a/k/a Nikki George a/k/a Kandie Nicole George	Vice President & Assistant Secretary
Angela Guice	Vice President & Assistant Secretary
Janet M. Hill	Vice President & Assistant Secretary
Jill L. Kelsey, a/k/a Jill Kelsey	Vice President & Assistant Secretary
Judy A. Little	Vice President & Assistant Secretary
Melonye Nadeau, a/k/a Melonye H. Nadeau	Vice President & Assistant Secretary
Alissa Owens	Vice President & Assistant Secretary
Anetrice Wilson	Vice President & Assistant Secretary
Ryan A. Yaites	Vice President & Assistant Secretary

This Incumbency Certificate is effective June 5, 2014 and will expire on June 30, 2014.

Lauren V. Harris
Assistant Secretary

Dated: June 5, 2014

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX

On this 5th day of June, 2014 before me personally appeared Lauren V. Harris, Assistant Secretary of JPMorgan Chase Bank, N.A., who has satisfactorily identified herself as the Signer of the above-referenced document and that she is authorized to and did sign the document on behalf of said entity .

Notary Public:
My Commission Expires:

OFFICIAL SEAL
LAURA SUPP
NOTARY PUBLIC - NEW JERSEY
My Comm. Expires March 21, 2016