Davidson County	DEEDWARRSP
Recvd: 10/22/14 09:08	6 pgs
Fees:33.00 Taxes:248.64	
20141022-0097268	

Prepared By and Return to:
ServiceLink
1400 Cherrington Pkwy
Moon Township, PA 15108
(800) 439-5451

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
James Folger	James Folger	11914002600
209 Rolling Fork Court	209 Rolling Fork Court	
Nashville, TN 37205	Nashville, TN 37205	

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, a national association ("Grantor"), in favor of James Folger a married man ("Grantee").

FOR AND IN CONSIDERATION of the sum of Sixty Seven Thousand Two Hundred and 00/00 Dollars ($67,200.00), 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 16 day of Oct, 2014

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

OCT 16 2014

By: _____
Name: Carolyn K. Cloud
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 _____ 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 by said Grantor to do so.

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

See Attached
Notary Acknowledgement

_____
Notary Public
My Commission Expires: _____

State of Pennsylvania
County of Allegheny

The actual consideration or value, whichever is greater, for this transfer is $ 67200.00.

_____
Affiant

Subscribed and sworn to before me this 20th day of Oct. 2014.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Bobbi J. Boehm, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 19, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

_____
Notary Public

My Commission Expires: April 19, 2015

RE: , , TN

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 16, 2014, by *Carolyn K. Cloud*, 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: ~~Janet Hill~~ Jill Kelsey

JILL KELSEY
Notary Public - State of Florida
My Comm. Expires Dec 22, 2016
Commission # EE 831327
Bonded Through National Notary Assn.

SPECIAL WARRANTY DEED

EXHIBIT "A"

Being Lot Number 9 of Block E, on the Map of Woodbine Courts, Part 2, not of record and described as follows:

Beginning at a point in the northerly margin of Tanksley Avenue at the common corner of Lots 9 and 10; thence with the line between said lots, northerly 155.5 feet; thence westerly 85 feet to the corner of Lot Numbers 8 and 9; thence with the line between said lots, southerly 155.5 feet to the north margin of Tanksley Avenue; thence with the north margin of Tanksley Avenue; easterly 85 feet to the beginning.

Being the same property conveyed to JPMorgan Chase Bank, National Association by Trustee's Deed dated September 30, 2014 and recorded in Book_____Page_____, Register's Office for Davidson County, Tennessee.

20141022-0097267

Commonly known as: 248 Tanksley Avenue, Nashville, Tennessee 37211

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.

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