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.

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Kimberly K. Anderson	**Kimberly K. Anderson**	**07412008300**
2005 Sunset Hills Terrace,	**2005 Sunset Hills Terrace,**	
Nashville, TN 37215	**Nashville, TN 37215**	

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"), in favor of **Kimberly K. Anderson**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ninety Three Thousand Six Hundred Twenty Five Dollars and Zero Cents ($93,625.00), 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.

BILL GARRETT, Davidson County
Trans:T20150002405 DEEDWARRSP
Recvd: 01/12/15 09:08 5 pgs
Fees:28.00 Taxes:346.41
20150112-0002801

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 7 day of January, 2015.

GRANTOR:

JPMorgan Chase Bank, National Association

1/7/15

By: Jessica Salinger
Name: Jessica Salinger
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 _____ **[INSERT SIGNING PARTY'S NAME]** 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: _____

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $93,625.00.

_____
Affiant

Subscribed and sworn to before me this 1/9/15.

_____
Notary Public

My Commission Expires: 12/27/16

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RE: , , TN

DB1/ 67069091.2

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this January 7, 2015, by *Jessica Salinger*, 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: Kandie Nicole George

SPECIAL WARRANTY DEED

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, described as follows: Land in Davidson County Tennessee, being Lot No. 535 on the Plan of Hermitage Hills Section V as of record in Book 3300, Pages 1 & 2, Register's Office for said County. Said Lot fronts 75 feet on the West side of Plantation Drive and runs back 158 feet on the North line and 151.3 feet on the south line to a dead line in the rear on which measures 89.75 feet. Parcel No. 07412008300

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.