BILL GARRETT, Davidson County
Trans:T20150033742 DEEDWARRSP
Recvd: 05/04/15 10:14 5 pgs
Fees:28.00 Taxes:574.98
20150504-0039917

Prepared By and Return to:
Travis Menk, Attorney at Law
Brock & Scott, PLLC
5121 Parkway Plaza Blvd., Suite 200
Charlotte, NC 28217

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Building Homes for Heroes, Inc., a non-profit Internal Revenue Code 501(c)(3)	Building Homes for Heroes, Inc., a non-profit Internal Revenue Code 501(c)(3)	162130A01700C0
2332 Green Trails Court,	65 Roosevelt Ave, Ste 105	
Antioch, TN 37013	Valley Stream, NY 11581	

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 corporation ("Grantor"), in favor of **Building Homes for Heroes, Inc., a non-profit Internal Revenue Code 501(c)(3)**("Grantee").

FOR AND IN CONSIDERATION of the sum of Zero Dollars and Zero Cents ($0) No and 0/100, 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 8 day of April, 2015.

GRANTOR:

JPMorgan Chase Bank, National Association

By: Melonye H. Nadeau

Name: Melonye H. Nadeau

Its: Vice President

4.8.15

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 _____, 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 _____, _____.

See Attached Notary Acknowledgement

_____

Notary Public

My Commission Expires: _____

State of NC

County of Mecklenburg

The actual consideration or **value**, whichever is greater, for this transfer is $155,400.00.

_____

Affiant Marca Pearson, Partner Brock & Scott, PLLC

Subscribed and sworn to before me this 4/30/15.

KELLY G MACK
NOTARY PUBLIC
MECKLENBURG COUNTY, NC

Kelly G Mack

Notary Public

My Commission Expires: 3/1/2020

RE: , , TN

DB1/ 74488018.1

14-28516

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this April 8, 2015, by *Melonye H. Nadeau*, 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: Jessica Salinger

JESSICA SALINGER
Notary Public - State of Florida
My Comm. Expires Sep 14, 2015
Commission # EE 172465
Bonded Through National Notary Assn.

EXHIBIT "A"

Being Lot No. 17 on the Plan of Greenwood Subdivision, Phase One, a Planned Unit Development, as shown by plat of record in Instrument No. 20000922-0094259, and amended in Instrument No. 20010605-0058472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Staci D. Wyatt, married by Warranty Deed from Anthony Carroccia and wife, Diane Carroccia, dated April 18, 2006, recorded April 20, 2006, in Instrument Number 20060420-0045254, Davidson County, Tennessee.

BEING the same property conveyed to JPMorgan Chase Bank National Association by Warranty Deed from Staci D. Wyatt and Husband, Johnny Leon, dated June 12, 2014, recorded June 19, 2014, in Instrument Number 20140619-0053565, Davidson County, Tennessee.

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.