Davidson County DEEDWARRSP
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Fees:33.00 Taxes:277.50
20150805-0077718

Prepared By and Return to:
This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

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:
YUTIEN TERRY WANG	YUTIEN TERRY WANG	043-15-0-230.00
311 GRANT PARK DRIVE, FRANKLIN, TN 37067	311 GRANT PARK DRIVE, FRANKLIN, TN 37067	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **JPMORGAN CHASE BANK, N.A.**, a national association, ("Grantor"), in favor of **YUTIEN TERRY WANG**, a Single man ("Grantee").

FOR AND IN CONSIDERATION of the sum of $75,000.00 (Seventy Five Thousand 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, **JPMORGAN CHASE BANK, N.A.** 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 Adams 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.

C.A.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 29th day of July, 2015.

GRANTOR:

JPMORGAN CHASE BANK, N.A.

By: Chauncia E Anderson 7/29/2015
Name: Chauncia E Anderson
Its: Vice President

C.A

Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this July 29, 2015, by Chauncia Anderson, the Vice President of *JPMorgan Chase Bank, NA.* a National Association organized under the laws of the United States of America. She is personally known to me.

X Ashley L. Bond

Notary Public

(seal)

Printed Name: Ashley L. Bond



ASHLEY L. BOND
Notary Public, State of Ohio
My Commission Expires 12/10/2018

DB1/67069091.2

C.A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

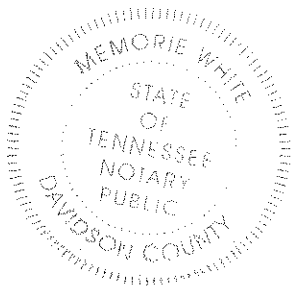
I, or we, hereby swear or affirm that to the best of Affiant's knowledge information and belief that the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 31st day of July, 2015

Notary Public

My commission expires: 07/03/2017



SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Arrowhead Estates, Section II, as of record in Plat Book 5050, Page 83, Register's Office for said County to which plan reference is made for a more complete description Being the same property conveyed to Nolan L. Smith by Quitclaim Deed recorded March 13, 2014, as Instrument No. 20140313-0020902 Register's Office for Davidson County, Tennessee.

Property Address is: 309 WARRIOR ROAD, MADISON, TN 37115

The last recorded deed being the Trustee's Deed recorded in Book 20150709-0066290 of the Davidson County Register of Deeds, Tennessee.

C.A.

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.

Certificate of Authenticity

I, Crystal Sarth, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

C.A.