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

BILL GARRETT, Davidson County
Trans:T20160052638 DEEDWARRSP
Recvd: 06/21/16 11:32 5 pgs
Fees:28.00 Taxes:407.00
20160621-0062987

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Hamidulliah ~~Duran~~ Durani	Hamidulliah ~~Duran~~ Durani	17301002200
1200 Old Hickory Blvd	1200 Old Hickory Blvd	
Brentwood, TN 37027	Brentwood, TN 37027	

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 **Hamidulliah ~~Duran~~** Durani, ("Grantee").,

FOR AND IN CONSIDERATION of the sum of $110,000.00 (One Hundred Ten 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 National Association** 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.

GRF

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 6th day of June, 2016.

GRANTOR:

JPMorgan Chase Bank National Association

By: JUN 06 2016
Name: Gayle R Farmer
Its: Vice President

State of TN
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00

Affiant

Subscribed and sworn to before me this 16th day of June, 2016.

Notary Public

My Commission Expires: 10/16/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RE: , , TN

GRF

Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this June 6, 2016 by Gayle R. Farmer, the Vice President of *JPMorgan Chase Bank, NA* as. She is personally known to me.

X Henry L Walters
Notary Public



HENRY L. WALTERS
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
MAY 11, 2019

Printed Name: Henry L. Walters

DB1/67069091.2 GRF

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section Two, Cedarwood Estates of record in Plat Book 4860, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martin Lichtenstrahl, unmarried by Warranty deed from Jeff D. Havens and Martha M. Ross, husband and wife of record in Instrument No. 20060908-0111128 Register's Office for Davidson County, Tennessee, dated September 05, 2006 and recorded on September 08, 2006. Further, being the same property conveyed to JPMorgan Chase Bank, National Association by Substitute Trustee's deed from Shapiro & Ingle, LLP, a Tennessee limited liability company, as Substitute Trustee of record in Instrument No. 20160322-0026924 Register's Office for Davidson County, Tennessee, dated March 18, 2016 and recorded on March 22, 2016.

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.

GRF