Prepared By and Return to:
London & Thurber, LLC
201 17th Street NW, Ste. 300
Atlanta, GA 30363

Davidson County DEEDWARRSP
Recvd: 08/29/17 11:06 5 pgs
Fees:28.00 Taxes:349.65
20170829-0088617

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
(Name) Robert Sloan	(Name) Robert Sloan	174CA52N19.00 & 07601002800
(Address) 708 Windsor Trace	(Address) 708 Windsor Trace	
(City) (State) (Zip) Goodlettsville, TN 37072	(City) (State) (Zip) Goodlettsville, TN 37072	

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 ROBERT SLOAN, unmarried ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ninety-Four Thousand Five Hundred Dollars and no cents ($94,500.00), 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 and Wilson 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 August, 2017

GRANTOR:

JPMorgan Chase Bank, N.A.

By: Corinne Sanford

Name: Corinne Sanford

Its: Vice President



State of Ohio

County of Franklin

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Corinne Sanford who acknowledged to me that she/he is Vice President of JPMorgan Chase Bank, N.A, and that 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 16 day of AUGUST, 2017.

Stephanie L. Fullen

Notary Public

My Commission Expires: Nov 9, 2021

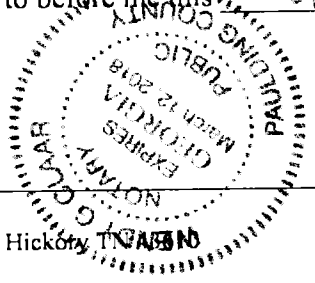
State of GA

County of Fulton

The actual consideration or value, whichever is greater, for this transfer is $94,500.00.

Affiant

Subscribed and sworn to before me this 8/28/2017.



Wendy J Claar

Notary Public

My Commission Expires: 3-12-18

RE: 813 Oak Leaf Dr, Old Hickory, TN 37138

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson and Wilson County, Tennessee, being Lot No. 16 on the Plan of Oak Creek Subdivision, as of record in Plat Book 10, Page 31, Registers Office Wilson County, Tennessee, and Plat Book 5200, Page 96, Registers Office Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank, N.A. by Quitclaim Deed recorded 10/20/2014, instrument #20141020-0096419 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JPMorgan Chase Bank, N.A. by Quitclaim Deed recorded 10/07/2014, instrument #14536784, Book 1611, Pages 2281-2282 in the Register's Office for Wilson County, Tennessee.

More commonly known as: 813 Oak Leaf Dr, Old Hickory, TN 37138

Tax Parcel No. Wilson County: 174CA52N19.00

Tax Parcel No. Davidson County: **07601002800**

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, Jason E. Thurber, 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 Georgia

County of Fulton

Personally appeared before me, Wendy G Claar, a notary public for this county and state, Jason E. Thurber who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Wendy G Claar

Notary's Signature

My Commission Expires: 3-12-18

Notary' Seal (if on paper)

