Prepared By and Return to:
London & Thurber, LLC
3340 Peachtree Rd., N.E.
Suite 2570
Atlanta, GA 30326

Bill Garrett Davidson County
Batch# 30005 DEEDWARRSP
11/27/2017 02:54:30 PM 5 pgs
Fees: $28.00 Taxes: $198.14
20171127-0120742

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| (Name)<br>Nancy Marie Patton-Nygaard | (Name)<br>Nancy Marie Patton-Nygaard | 05305001100 |
| (Address)<br>477 General Kershaw | (Address)<br>477 General Kershaw | |
| (City) (State) (Zip)<br>Old Hickory, TN 37138 | (City) (State) (Zip)<br>Old Hickory, TN 37138 | |

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 NATIONAL ASSOCIATION, ("Grantor"), in favor of NANCY MARIE PATTON-NYGAARD, A SINGLE PERSON ("Grantee").

FOR AND IN CONSIDERATION of the sum of Fifty-Three Thousand Five Hundred Fifty Dollars and no cents ($53,550.00), 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.

**(Continuation of Special Warranty Deed)**

WITNESS MY HAND this 13th day of November, 2017.

**GRANTOR:**

JPMorgan Chase Bank, National Association

By: Yolanda Gardner 11-13-17
Name: Yolanda Gardner
Its: Vice President

State of Ohio
County of Franklin

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Yolanda Gardner who acknowledged to me that she/he is Vice President of JPMorgan Chase Bank, National Association, 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 13 day of November, 2017.

Catherine M Bertsch
Notary Public Catherine M. Bertsch
My Commission Expires: Nov 16, 2021

State of GA
County of Paulding

The actual consideration or value, whichever is greater, for this transfer is $53,550.00.

Affiant

Subscribed and sworn to before me this 11/22/17.

Wendy G Claar
Notary Public

My Commission Expires: 3-12-18

RE: 1268 Cheyenne Blvd, Madison, TN 37115

DB1/ 67069091.2

## SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 151 on the Plan of Section 3, Sequoia Valley of record in Book 4460, Page 83, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank, National Association by Trustee's Deed recorded 08/02/2016, instrument #20160802-0079824 in the Register's Office for Davidson County, Tennessee.

More commonly known as: 1268 Cheyenne Blvd, Madison, TN, 37115

Tax Parcel No.: 05305001100

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)

