Bill Garrett Davidson County
Batch# 91412 DEEDWARRSP
05/14/2018 10:25:15 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20180514-0045754

Prepared By and Return to:
Novare National Settlement Service
3180 Curlew Rd, Ste 108
Oldsmar, FL 34677
Tara Rehmer File #19263TN

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Sovereign Investments, LLC	Sovereign Investments, LLC	10503024800
1016 Nesbitt Dr	1016 Nesbitt Dr	
Nashville, TN 37207	Nashville, TN 37207	

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 SOVEREIGN INVESTMENTS, LLC, a Limited Liability Company ("Grantee").

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand and 00/100 Dollars ($205,000.00), 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 7 day of May, 2018.

GRANTOR:

JPMorgan Chase Bank, National Association

By: Donna J. Gilkerson
Name: Donna J Gilkerson
Its: Vice President

HEATHER R SEARS, NOTARY PUBLIC EXP. 6/5/2021 STATE OF OHIO

State of Ohio
County of Franklin

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Donna J Gilkerson who acknowledged to me that she/he is Vice President of JPMorgan Chase Bank, National Association, and that in its capacity for 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 7 day of May, 2018.

Heather R. Sears
Notary Public Heather R Sears
My Commission Expires: 6/5/2021

State of Florida
County of Pinellas

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant - Tara Rehmer

Subscribed and sworn to before me this 5/8/18.

JENNIFER EMILINE REID
Notary Public - State of Florida
Commission # FF 996484
My Comm. Expires May 26, 2020

Notary Public

My Commission Expires: 5/26/20

RE: **1203 2nd Ave South , Nashville, TN 37210**

SPECIAL WARRANTY DEED

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 21 ON THE PLAN OF JOHN NELSONS ADDITION, AS OF RECORD IN BOOK 2, PAGE 182, REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF 2ND AVENUE SOUTH, FORMERLY MARKET STREET, AND CHESTNUT, FORMERLY FRANKLIN, STREET; THENCE WITH THE WESTERLY MARGIN OF 2ND AVENUE SOUTH, SOUTHWARDLY 62 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO M.E. BRYANT BY DEED FROM S.C. RAWLS OF RECORD IN BOOK 139, PAGE 311, SAID REGISTERS OFFICE; THENCE WITH SAID BRYANTS NORTHERLY LINE, WESTWARDLY 125 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 62 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF CHESTNUT STREET THENCE WITH SAID STREET EASTWARDLY 125 FEET, MORE OR LESS, TO THE BEGINNING.

THE LAST RECORDED DEED BEING THE SUBSTITUTE TRUSTEE'S DEED RECORDED IN BOOK INSTRUMENT: 20140115-0004036 OF THE DAVIDSON COUNTY REGISTER OF DEEDS, TENNESSEE.

Parcel ID: 10503024800

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.