SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/07 11:23 2 pgs
Fees:13.00 Taxes:499.50

20070208-0016674

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF ___, 2007

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE — CHEATHAM COUNTY, TN — CAROL T. BAKER

THIS INSTRUMENT WAS PREPARED BY:
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT1536

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maged Khalil and Wafaa Ghobroush	Bank of America	150090A09400CO
(NAME) 3521 Calais Circle	(NAME) 9000 Southside Blvd, Bldg. 700	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Jacksonville, FL 32256	
Antioch TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, JPMorgan Chase Bank, as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Maged Khalil and Wafaa Ghobroush, husband and wife.

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 248 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank, as Trustee by Substitute Trustee's Deed from Arnold M. Weiss, substitute trustee, dated June 13, 2006, recorded June 22, 2006, in Instrument No. 20060622-0074369, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3521 Calais Circle (House Number, (Street)) Antioch (City or Town) 37013 (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Maged Khalil and Wafaa Ghobroush, and his/her/their assigns, forever.

Said JPMorgan Chase Bank, as Trustee., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, as Trustee., has executed this deed this 12th day of December, 2006

JPMorgan Chase Bank, as Trustee by Residential Funding Corporation, Attorney in Fact

By Sharmel Dawson-Tyau VP

Michele Archuleta

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sharmel Dawson-Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Corporation, the Attorney in Fact of said JPMorgan Chase Bank, as Trustee., the within named bargainor, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20020415-0046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of December, 2006

My Commission expires: 5/23/08

Notary Public

GRACE [illegible] SEAL
Commission # 1461170
Notary Public - California
San Diego County
My Comm. Expires [illegible]

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1536