SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/07 12:42 2 pgs
Fees:13.00 Taxes:499.13
20071102-0129517

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October, 2007

Notary Public

MY COMMISSION EXPIRES: 1.24.08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

3931 Gallatin Pike, Suite B Nashville, TN 37216 (615)-782-8115

RT3778

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samira P. Asaad and Fayez Hanna	SAME AS NEW OWNER	150-14-0-A 094.00 CO
(NAME)	(NAME)	
4128 Pleasant Colony Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37213		
(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, U. S. Bank National Association, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Samira P. Asaad, a married person and Fayez Hanna, a married person, tenants by the entirety.

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:
Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 711 on the Plan of Calumet, Phase 7, of record in Plat Book 9700, page 628, Register's Office for said County, to which reference is made for a more complete description.

Previously conveyed to Sean Ellis, an unmarried man, and Marleen Metcalf, an unmarried woman, by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C. dated January 31, 2005 and recorded February 3, 2005 in Instrument Number 20050203-0012847, Register's Office for Davidson County, Tennessee, AND;

Previously conveyed to Marleen Metcalf, an unmarried woman, by Quitclaim Deed from Sean Ellis, an unmarried man, dated August 11, 2005 and recorded September 15, 2005 in Instrument Number 20050915-0111023, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Marianne M. Metcalf, an unmarried woman, by Warranty Deed from Marleen Metcalf, an unmarried woman, dated September 2, 2005 and recorded September 15, 2005 in Instrument Number 20050915-0111024, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U. S. Bank National Association by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC as substitute trustee, dated May 24, 2007, recorded June 22, 2007, of record in Instrument No. 20070622-0074697, Register's Office, 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 4128 Pleasant Colony Drive Antioch 37213
(House Number, (Street) (City or Town) (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 Samira P. Asaad and Fayez Hanna, , John Shenoda, and his/her/their assigns, forever.

Said U. S. Bank National Association., 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 U. S. Bank National Association., has executed this deed this 17th day of October, 2007

U. S. Bank National Association by Residential Funding Company, LLC fka Residential Funding Corporation, Attorney in Fact

By Jeannette Berkshire
Vice President

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jeannette Berkshire, 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 Company, LLC fka Residential Funding Corporation, the Attorney in Fact of said U. S. Bank National Association., 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 200609010108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 17th day of October, 2007

Notary Public

My Commission expires: 6-15-11

ALICIA ELECTOR GATSON
Notary Public, State of Texas
My Commission Expires
June 15, 2011

RETURN TO:

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

RT3778