SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/08 12:42 2 pgs
Fees:13.00 Taxes:506.90
20080122-0006524

KAREN ROSE GONZALEZ NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Sharon L. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2007

Karen Rose Gonzalez
Notary Public

MY COMMISSION EXPIRES: 8-16-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT4623

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kamran Nasser	Sovereign Bank	137-13-O-A-049.00 CO
(NAME)	(NAME)	
3324 Milbridge Drive	1130 Berkshire Blvd.	loan number
(ADDRESS)	(ADDRESS)	
	Wyomissing PA 19610	0826899785
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, US Bank, N.A., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kamran Nasser, a married person

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:

Being all of Lot No. 49, Final Plat, Section One, Peninsula Point, of record in Plat Book 9700, Page 98, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary L. King and Husband Willie J. King by Warranty Deed from Kristen Holmes and James K. Dixon dated August 11, 2005 and recorded August 17, 2005 in Instrument Number 20050817-0097505, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to US Bank, N.A. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated September 6, 2007 and recorded September 19, 2007 in Instrument Number 20070919-0112032, 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 3324 Milbridge Drive Antioch 37013
(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 Kamran Nasser, and his/her/their assigns, forever.

Said US Bank, N.A.., 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 US Bank, N.A.., has executed this deed this 20th day of December, 2007

US Bank, N.A. by Residential Funding Company LLC f/k/a
Residential Funding Corporation

By Gary Neuman

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Gary Neuman, 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 f/k/a Residential Funding Corporation, the Attorney in Fact of said US Bank, N.A.., 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 0615926 of record in Register's Office for Davidson County, Tennessee.

*200609010108523

Witness my hand and Notarial Seal this 20th day of December, 2007

My Commission expires: 10-9-2011

Notary Public

JAMEY D. DAVIS
Notary Public, State of Texas
My Commission Expires
October 09, 2011

RETURN TO:

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

RT4623