SPECIAL WARRANTY DEED

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 $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF February, 2008

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

RT4522

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Muqeet S Akmal (NAME)	NEW SOUTH FEDERAL SAVINGS (NAME)	058-11-0 070.00
3800 Lunn Dr (ADDRESS)	BANK (ADDRESS)	LOAN No.
	210 AUTOMATION WAY	0022852788
Nashville (CITY) TN (STATE) 37218 (ZIP)	BIRMINGHAM AL 35210 (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, Homecomings Financial, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Muqeet S Akmal, A Single Woman

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 Lot No. 133 on the Plan of Royal Hills Subdivision, Section 1, as of record in Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Francesta R. Clark by Warranty Deed from Otis B. Herring dated September 10, 2002 and recorded September 12, 2002 in Instrument Number 20020912-0111023, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Homecomings Financial, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated August 23, 2007 and recorded August 28, 2007 in Instrument Number 20070828-0103044, 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 3800 Lunn Dr (House Number, (Street)) Nashville (City or Town) 37218 (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 Muqeet S Akmal, and his/her/their assigns, forever.

Said Homecomings Financial, LLC., 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.

Davidson County DEEDWARR
Recvd: 02/15/08 11:12 2 pgs
Fees:13.00 Taxes:366.30

20080215-0015236

IN WITNESS WHEREOF, the said Homecomings Financial, LLC., has executed this deed this November 7, 2007.

Homecomings Financial, LLC

By Patrick Meclain
Vice President

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patrick Meclain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the VP respectively of the Homecomings Financial L.L.C.., the within named bargainor, a corporation, and that he/she as such VP being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this November 7, 2007

Commission expires: 6-15-11

Notary Public

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

RT4522