# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/08 11:21 2 pg:
Fees:13.00 Taxes:481.00

20080617-0062296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Ashley Reese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May 2008

Notary Public

MY COMMISSION EXPIRES: 5/8/2012 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
RESOURCE TITLE AGENCY
3931 Gallatin Pike, Suite B, Nashville, TN 37216
615-782-8115

RT5982

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George Habib and Samweal Samweals | Bank of America | 150-12-0-A 136.00 CO |
| (NAME) | (NAME) | |
| 3528 Dove Creek Road | 9000 Southside Blvd #600 | |
| (ADDRESS) | (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, US Bank National Association as Trusteet, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO George Habib Unmarried and Samweal Samweals Unmarried as Tenants in Common.

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. 632, on the Plan of Phase V-B, Somerset Place, of record in Book 7900, Page 575, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.***

***Being the same property conveyed to Gerald M.Crenshaw and wife, Josephine S. Crenshaw by Warranty Deed from Phillips Builders, Inc. dated June 30, 1994 and recorded July 7, 1994 in Book 9400, Page 524, Register's Office for Davidson County, Tennessee, AND;***

***Being the same property conveyed to US Bank National Association as Trustee by Trustee's Deed from Matthew Smith as Co-Trustee dated January 9, 2008 and recorded January 17, 2008 in Instrument Number 20080117-0005277, 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 ☒ property, known as 3528 Dove Creek Road Antioch 37013
improved
(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 George Habib and Samweal Samweals, and his/her/their assigns, forever.

Said US Bank National Association 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 US Bank National Association as Trustee by Residential Funding Company LLC f/k/a Residential Funding Corporation as Attorney in Fact., has executed this deed this 30th day of May, 2008




US Bank National Association as Trustee by Residential Funding Company LLC f/k/a Residential Funding Corporation as Attorney in Fact

Ronald R. Potts, AVP

STATE OF CA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ronald R. Potts 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 National Association 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 200609010108523 of record in Register's Office for Davidson County, Tennessee. * AVP

Witness my hand and Notarial Seal this 30th day of May, 2008

Notary Public

My Commission expires: _____

MICHELLE MOREY
COMM. #1532954
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Dec. 9, 2008

**RETURN TO:**

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

**RT5982**

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