SPECIAL WARRANTY DEED

KAREN WIMPLER
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

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 2008

Karen Wimpler
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/3/2012

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

RT8249

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayoub Eshak and Marseil Mansour	SAME	176-05-0-A 124.00 CO /
(NAME)	(NAME)	
5453 Hickory Woods Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/05/09 10:42 2 pgs
Fees:13.00 Taxes:499.13
20090105-0000591

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 as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ayoub Eshak, Married and Marseil Mansour, Married

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. 91 on the Plan of Hickory Woods, Section C, of record in Plat Book 6900, Pages 885, 886 and 887, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete legal description thereof.

Being the same property conveyed to Joe M. Poore and Kimberlee J. Poore, husband and wife, by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated July 23, 2001 and recorded August 16, 2001 in Instrument Number 20010816-0088825, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated September 25, 2008 and recorded October 2, 2008 in Instrument Number 20081002-0100092, 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 5453 Hickory Woods Drive (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 Ayoub Eshak and Marseil Mansour, and his/her/their assigns, forever.

Said U.S. 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 U.S. Bank National Association as Trustee., has executed this deed this 18th day of December, 2008

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

By _____

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 Jason Purkiss, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Junior Officer of Residential Funding Company, LLC, fka Residential Funding Corporation, the Attorney in Fact of said U.S. Bank National Association as Trustee., the within named bargainor, and that he/she as such Junior Officer, 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 20060901-0108523, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 18th day of December, 2008

My Commission expires: April 29, 2011

L. A. Lancaster
Notary Public

L. A. LANCASTER
Commission # 1735857
Notary Public - California
Riverside County
My Comm. Expires Apr 29, 2011

RETURN TO:

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

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