SPECIAL WARRANTY DEED

KAREN WINKLER
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 $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 2009

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

RT9135

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ari M. Mamani and Zaid A. Altalib	NEW SOUTH FEDERAL SAVINGS BANK	173-04-0-A-357.00-CO
(NAME)	(NAME)	
5533 Oak Chase Drive	210 AUTOMATION WAY	LOAN NO.
(ADDRESS)	(ADDRESS)	0026558874
Antioch TN 37013	BIRMINGHAM AL. 35210	
(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, Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006-HE1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ari M. Mamani , a married man and Zaid A. Altalib, a married man

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:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Final Plat Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument Number 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate Legal Description thereof.

Being the same property conveyed to Mark A. Harris, a single man, by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation, dated November 4, 2005 and recorded on November 15, 2005 in Instrument No. 20051115-0137885, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006-HE1 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated December 12, 2008 and recorded December 29, 2008 in Instrument Number 20081229-0122629, said Register's Office.

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 5533 Oak Chase 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 Ari M. Mamani and Zaid A. Altalib, and his/her/their assigns, forever.

Said Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006-HE1., 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: 03/03/09 14:12 2 pgs
Fees:13.00 Taxes:669.70

20090303-0018820

IN WITNESS WHEREOF, the said Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006-HE1 has executed this deed this 28th day of January, 2009

Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006-HE1 by JP Morgan Chase Bank, National Association as successor in interest to Washington Mutual Bank, Attorney in Fact

Nicki Driggers

By Glenn Smallwood
ASSISTANT TREASURER

STATE OF FL

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Glenn Smallwood, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASSISTANT TREASURER of JP Morgan Chase Bank, National Association, as successor in interest to Washington Mutual Bank,, the Attorney in Fact of said Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006-HE1, the within named bargainor, and that he/she as such ASSISTANT TREASURER, 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 20080512-0048710, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 28th day of January, 2009

B Gilmore
Notary Public

My Commission expires: _____

BERNADETTE GILMORE
MY COMMISSION # DD 792361
EXPIRES: May 28, 2012
Bonded Thru Notary Public Underwriters

RETURN TO:

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

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