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 $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 2009

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY + return to:
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT8476

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bashar Ismail	Bashar Ismail (NAME)	033-14-0 080.00 /
(NAME) 812 Nella Drive		
(ADDRESS)	(ADDRESS) 107 Server Ave.	
Goodlettsville (CITY) TN (STATE) 37072 (ZIP)	Madison (CITY), TN (STATE) 37115 (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 Trustee , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Bashar Ismail, 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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 105 on the Plan of Pleasant Hills Addition, as of record in Book 3300, Page 7, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to US Bank National Association as Trustee by Trustee's Deed from Matthew Smith as Co-Trustee dated October 9, 2008 and recorded October 20, 2008 in Instrument Number 20081020-0104821. 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 812 Nella Drive (House Number, Street) Goodlettsville (City or Town) 37072 (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 Bashar Ismail, 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.

BILL GARRETT, Davidson County
Trans: T20090054351 DEEDWARR
Recvd: 08/10/09 10:42 2 pgs
Fees: 13.00 Taxes: 407.00

20090810-0074997

IN WITNESS WHEREOF, the said US Bank National Association as Trustee has executed this deed this 29th day of July, 2009

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

by _____

STATE OF CALIFORNIA

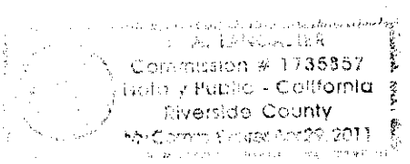
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Josh Pinkos, 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, the Attorney in Fact of said US 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 29th day of July, 2009

_____
Notary Public

My Commission expires: April 29, 2011



RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT8476