This instrument prepared by:
Lehman Title & Escrow, LLC
6 Cadillac Drive, Suite 190
Brentwood, TN 37027

Davidson County	DEEDWARRSP
Recvd: 07/07/10 14:36	3 pgs
Fees:18.00 Taxes:942.76	
20100707-0053283	

File No.: **6205**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of June, 2010, by and between **RAS Closing Services, LLC A Delaware Limited Liability Company**, parties of the first part, and Oghenerukevwe Odiete, unmarried, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Unit 300 on the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No. _____: or Instrument No. 20100707-0053282 in said Register's office.

This conveyance is made subject : (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

Parcel ID # 161130B300.00CO
☐ Unimproved OR
☒ Improved property located at: 5721 Edmondson Pike 300, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

RAS Closing Services, LLC A Delaware Limited Liability Company

By: _____
Name:
Title:

State of Texas

County of Collin

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Dewberry with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the authorized employee of **RAS Closing Services, LLC A Delaware Limited Liability Company**, the within named bargainer, a limited liability company, and that **he/she** as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company as such authorized employee of **RAS Closing Services, LLC A Delaware Limited Liability Company**.

Witness my hand and Notarial Seal at office this 7th day of June 2010,

Rebecca Williamson
Notary Public, State of Texas
Comm. Exp. 10-28-13

Rebecca Williamson
Notary Public

My Commission Expires: _____

****

Owner's Name: Oghenerukevwe Odiete

and Address: **5721 Edmondson Pike #300**

Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Bank of America, 801 Crescent Centre Drive, Ste 510
Franklin, TN 37067

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 254,800.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of June 2010.

Laurie M Harris
Notary Public

LAURIE M. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 12-10-2012

This instrument prepared by: Rev. April 5, 2010

I, Dawn Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).