SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ XXXXXXXX
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,807.00

Affiant Hannica McShan

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARIA E CASTILLO NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-11-12

RETURN TO:

NA Title Corporation
3231 Sunset Blvd, Suite B
West Columbia, SC 29169

TN10-10090

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Muhamad Alotoom	Muhamad Alotoom	
(NAME)	(NAME)	
5412 Oak Chase Drive	5412 Oak Chase Dr.	173-04-0-A307.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP FOR HSBC BANK USA, NA**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Muhamad Alotoom**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 251 on the Plan of Oak Highlands, Phase Three, 1st Revision, a Planned Unit Development, of record in Instrument #20020122-0008284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular complete and accurate legal description of said lot.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20100216-0011540, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; and (c) Restrictive Covenants of record in Restrictive Covenants Book 7350 at Page 24, Book 7367 at Page 587, Book 8765 at Page 77 and in Instrument Nos. 20000428-0042354 and 20020725-0089130 and 20020725-00891431, said Register's Office; (d) Easement of record in Instrument No. 200001002-0097139, said Register's Office; (e) By-Laws of Record in Book 8765 at Page 90, said Register's Office; and (f) Charter for Oak Highlands POA of record in Instrument No. 200001002-0097139

unimproved ☐

This is improved ☒ property, known as 5412 Oak Chase Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100048651 DEEDWARRSP
Recvd: 08/06/10 11:01 2 pgs
Fees:13.00 Taxes:617.19
20100806-0062085

Witness my hand this 21 day of July, 2010.

BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP FOR HSBC BANK USA, NA

BY: _____

IT'S: Lizeth Garcia, Asst Secretary

BAC Home Loans Servicing, LP CORPORATE SEAL

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lizeth Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Asst Secretary (Officer) of BAC HOME LOANS SERVICING, LP, the within named bargainor, and that he or she as such Asst Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of BAC HOME LOANS SERVICING, LP, and declared that he or she as such Asst Secretary (Officer) of BAC HOME LOANS SERVICING, LP executed this instrument as the free act and deed of BAC HOME LOANS SERVICING, LP.

WITNESS my hand and official seal this 21 day of July, 2010.

_____
Notary Public

My Commission Expires: _____

MARIA E CASTILLO NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-11-12