SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100052951 DEEDWARRSP
Recvd: 08/25/10 14:12 2 pgs
Fees: 13.00 Taxes: 185.00

20100825-0067364

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF August 2010

Notary Public

MY COMMISSION EXPIRES

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT10613

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Services Trust Co. CFBO:Ramesh Patel. IRA Account #160672. Tax ID 26-2627205	Ramesh Patel	150-09-0-076.00/
(NAME) 2833 Barksdale Lane	(NAME) 339 Pacer Court	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	Vallejo, CA 94591 (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, **OWB REO, LLC f/k/a IMB REO, LLC** , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO IRA Services Trust Co. CFBO:Ramesh Patel. IRA Account #160672. Tax ID 26-2627205,

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:

Being Lot No. 180, Section 3, on the Plan of Forest View Park of record in Plat Book 5210, Page 353, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jose Ovidio Diaz Hernandez and Rosario Anzora by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington DC, dated June 29, 2007 and recorded on January 9, 2008 in Instrument No. 20080109-0002802, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to OneWest Bank, FSB by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Tristee, dated August 27, 2009 and recorded September 21, 2009 in Instrument Number 20090921-0087786, Register's Office for Davidson County, Tennessee.

AND SUBSEQUENTLY CONVEYED IN THE CURRENT SOURCE OF TITLE IN 20100825 0067363

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 ☒ property, known as 2833 Barksdale Lane Antioch 37013
improved
(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 IRA Services Trust Co. CFBO:Ramesh Patel. IRA Account #160672. Tax ID 26-2627205, and his/her/their assigns, forever.

Said **OWB REO, LLC f/k/a IMB REO, LLC**, 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 **OWB REO, LLC f/k/a IMB REO, LLC**, has executed this deed this 22nd day of June, 2010

OWB REO, LLC f/k/a IMB REO, LLC

EVELYN LOUISE CHAVEZ
AVP / REO

STATE OF TEXAS

COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the EVELYN LOUISE CHAVEZ, the Attorney in Fact of said **OWB REO, LLC f/k/a IMB REO, LLC** the within named bargainor, and that he/she as such AVP / REO, 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 Book _____, Page _____ or in Instrument Number _____ of record in _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 22nd day of June, 2010

MICHAEL T. ALBERS
Notary Public, State of Texas
My Commission Expires
September 17, 2013

Notary Public

My Commission expires: _____

RETURN TO:

RT10613

2833 Barksdale Lane
Antioch, TN 37013