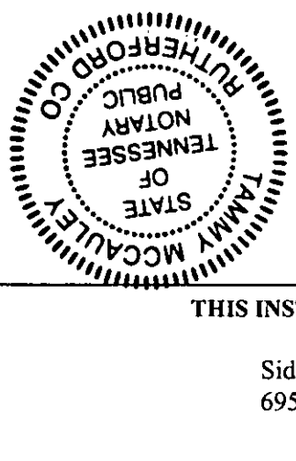
File No. 210070225

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Maxamed A. Farax
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-9-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20100062411 DEEDWARRSP
Recvd: 10/04/10 10:09 2 pgs
Fees:13.00 Taxes:99.90
20101004-0078976

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxamed A. Farax	Maxamed A. Farax	Map and Parcel 041060A04700
(NAME) 2748 Molly's Court	(NAME) SAME	
(ADDRESS) Spring Hill, TN 37174	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **REDUS Nashville Housing, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maxamed A. Farax, a married man**, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1A, Final Plat, Resubdivision of Lot 1, LIBERTY PLACE, as shown by plat of record in Instrument No. 20070103-0001070, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to REDUS Nashville Housing, LLC by Successor Trustee's Deed dated December 31, 2009 from David W. Houston, IV, Successor Trustee of record in Instrument Number 20091231-0118873, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 6479, page 121, Instrument Number 20050722-0085623 and Instrument Number 20060626-0076309, Register's Office for said County.

Grantee acknowledges that Grantor acquired the Property through statutory or judicial foreclosure and that Grantor has not occupied the Property and has no personal knowledge of its condition or whether or not any defects exit thereon. GRANTOR DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLEY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 4065 Brick Church Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, His heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, His heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this _____ day of September, 2010.

REDUS Nashville Housing, LLC

By: J. Bartolucci

REDUS Properties, Inc., it's Manager

Attest: Victoria Council

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Bartolucci with whom I am personally acquainted and who upon his oath acknowledged himself to be the Manager of REDUS Properties, Inc. the within named bargainer, a corporation, and that, he is authorized to execute the foregoing instrument for the purposes therein contained.

Witness my hand at office this 28 day of September, 2010.

Commission expires: 9-16-2014

Clara T. Kneip
Notary Public

Clara T. Kneip

File Number: 210070225

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

CLARA T KNEIP
NOTARY PUBLIC
MECKLENBURG COUNTY, NC
My Commission Expires 9-16-2014