0027806124

S&K #: 10-003375

SPECIAL WARRANTY DEED

THIS DEED, between CTX Mortgage Company, LLC, organized and existing under the laws of the United States of America hereinafter called Grantor, and Bijan Shaghaghi, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Unit D-2 of Pagoda Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, Page 22, as amended in Book 9445, Page 492, and in Book 10458, Page 936, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the said Master Deed. Reference is hereby made to the plat of Pagoda Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20020808-0095941 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20100119-0004281, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

CTX Mortgage Company, LLC

BY: _____
VP and Asst Secretary
Title: Cenlar, its attorney in fact

RETURN TO:
Advantage Title & Escrow
3354 PERIMETER HILL DR
SUITE 142
NASHVILLE, TN 37211
615-777-2011
16115

BILL GARRETT, Davidson County
Trans:T20100080476 DEEDWARRSP
Recvd: 12/22/10 10:39 2 pgs
Fees:13.00 Taxes:55.13
20101222-0101703

STATE OF New Jersey
COUNTY OF Mercer

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia Bracey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be Cenlar, its attorney in fact of CTX Mortgage Company, LLC, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Cenlar, its attorney in fact.

WITNESS my hand and Official Seal at Office this 13th day of December, 2010.

Notary Public

My Commission Expires: 6/13/2013

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $14,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant TRUST BOARD

WITNESS my hand and Official Seal at Office this 13th day of December, 2010.

Notary Public

My Commission Expires: 6/13/2013

Property Address: 320 WELCH ROAD, UNIT D-2, Nashville, TN 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Bijan Shaghaghi
320 WELCH RD #4-2
NASHVILLE, TN. 37211

S & K File # 10-003375

Map & Parcel - 133150A016.00CO

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119