SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110061262 DEEDWARRSP
Recvd: 10/03/11 10:55 2 pgs
Fees:13.00 Taxes:185.00
20111003-0076298

Beth Triplett State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdul Jalil Hasan	New Owner	11906033300
(NAME)	(NAME)	
409 Lutie Drive	332 Peachtree Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, Tn 37210	
(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, WE, Assets Recovery Center Investments, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abdul Jalil Hasan, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rosewood Estates, Section III, as of record in Plat Book 5210, page 1, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts a total of 90 feet on a broken line on the westerly margin of Lutie Drive and runs back 122.46 feet on the northerly line and 121.07 feet on the southerly line to a line on the rear on which it measures 79.70 feet thereon. Subject to Restrictive Covenants of record in Book 5176, page 649 and amended in Book 5264, page 398, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Assets Recovery Center Investments, LLC by Special Warranty Deed dated January 28, 2011, from Banco Popular, North America of record in Instrument No. 20110323-0022529, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 409 Lutie Drive, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this ~~30th~~ 29 day of September, 2011.

Assets Recovery Center Investments, LLC

★ By: _____
John Olsen, Managing Member

★ STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Olsen with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Assets Recovery Center Investments, LLC and that he as such Managing Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Miami Beach FL this ~~30th~~ 29th day of September, 2011.

Commission expires:

Neys H. Henderson
COMMISSION # EE 109678
EXPIRES: JULY 06, 2015
www.AARONNOTARY.com

_____
Notary Public