BILL GARRETT, Davidson County
Trans:T20110076989 DEEDWARRSP
Recvd: 12/06/11 10:53 4 pgs
Fees:23.00 Taxes:229.40
20111206-0095018

After recording, return to:
The Accurate Group of Texas
50 Briar Hollow Lane, Suite 210W
Houston, TX 77027

201109178

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
MEHDI HUSSEIN 439 BENITA DRIVE NASHVILLE, TN 37211	MEHDI HUSSEIN 439 BENITA DRIVE NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF Sixty-two Thousand and 00/100 Dollars ($62,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ASSETS RECOVERY CENTER INVESTMENTS LLC (herein, "Grantor"), whose address is 1900 Sunset Harbour Dr. 2nd FL, Miami Beach, FL 33139, hereby sells, transfers and conveys to MEHDI HUSSEIN, a married person (herein, "Grantee"), whose address is 439 Benita Drive, Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 439 Benita Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 26 day of September, 2011.

PIN NO: 133-12-0-026.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Assets Recovery Center Investments LLC

By: _____
Printed Name: John Olsen
Title: Manager

STATE OF FLORIDA
COUNTY OF MIAMI DADE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Olsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Manager of Assets Recovery Center Investments LLC, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 23 day of September, 2011.

[Affix Notary Seal]

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

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/6/15

EXHIBIT A

[Legal Description]

Being Lot No. 23 on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Said Lot No. 23 fronts 66.7 feet on the westerly margin of Benita Drive and extends back 189.70 feet on the southerly line and 185.08 feet on the northerly line to a dead line, measuring 84.54 feet thereon.

Subject to Aviation Easement of record in Book 8966, Page 900, said Register's Office.

Subject to Restrictive Covenants of record in Book 3792, page 445 as amended in Book 3816, page 784, said Register's Office.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20110323-0022543 on March 23, 2011.

PIN NO: 133-12-0-026.00

STREET ADDRESS:

439 Benita Drive, Nashville, TN 37211

VALUE AFFIDAVIT

STATE OF ~~FLORIDA~~ FLORIDA
COUNTY OF MIAMI DADE

The actual **consideration or value**, whichever is greater, for this transfer is $ 62,000.00 .

Affiant

Subscribed and sworn to before me this 26 day of September, 2014.

Notary Public

My Commission Expires: 7/6/15

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