BILL GARRETT, Davidson County
Trans:T20120052115 DEEDWARRSP
Recvd: 07/16/12 10:31 3 pgs
Fees:18.00 Taxes:222.74

20120716-0062243

Return To:
MH&S [illegible] Firm
[illegible]4 Williamson [illegible] Ste 20[illegible]
Brentwood, TN 37027
615 37[illegible]

SPECIAL WARRANTY DEED

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,199.00

Richard Work
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF May 2012

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Marlene Saunders
My Commission EE 132687
Expires 09/22/2015

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kalil Sofi and Garth Alexandar	**Kalil Sofi and Garth Alexandar**	
(NAME) 259 Eisenhower Drive	(NAME)	13413007700
(ADDRESS) 2020 Green Timbers Dr	(ADDRESS)	
Nashville TN 37211 Antioch TN 37013 (CITY) (STATE) (ZIP)	(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*, U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-RI, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Kalil Sofi and Garth Alexandar** _____, AND ITS 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 164 ON THE PLAN OF KENILWORTH ESTATES, SECTION 4, OF RECORD IN BOOK 3300, PAGES 34, 35 AND 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 164 FRONTS 70 FEET ON THE SOUTHERLY SIDE OF EISENHOWER DRIVE AND EXTENDS BACK 155.4 FEET ON THE WESTERLY LINE AND 193.5 FEET ON THE EASTERLY LINE, TO A DEAD LINE MEASURING 80.1 FEET THEREON.

Being the same property conveyed to U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-RI, by Substitute Trustee's Deed dated September 14, 2011, and recorded at Instrument Number _____ Book 8301 and Page 541 for the Register's Office of Davidson County, Tennessee.

*U.S. Bank, National Association, Successor Trustee to Bank of America, National Association, Successor by merger to LaSalle Bank, National Association, As Trustee For The Certificateholders of the Mortgage Pass-Through Certificates 1996-R1

Source of Title: Successor Trustee's Deed of record in Instrument No. 20111020-0081681, in the Register's Office for Davidson County, Tennessee.

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 improved ☒ property, known as 259 Eisenhower Drive Nashville 37211

(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 **Kalil Sofi and Garth Alexandar** _____, and his/her/their assigns, forever.

Said Grantor, *U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-R1, 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 **U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-R1**, has executed this deed this 5/9/2012

For the property commonly known as:
259 Eisenhower Drive
Nashville, TN 37211

* ** U.S. Bank, National Association, Successor Trustee To Bank of America, National Association, Successor By Merger to LaSalle Bank, National Association, As Trustee For The Certificateholders of the Mortgage Pass-Through Certificates 1996-R1

*U.S. Bank, National Association, Successor Trustee to Bank of America, National Association, Successor by merger to LaSalle Bank, National Association, As Trustee for the Certificateholders of the Mortgage Pass-Through Certificates 1996-R1

*U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-R1

BY: Richard Work
Contract Management Coordinator

OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard Work, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Contract Management Coordinator of Ocwen Loan Servicing LLC, the Attorney in Fact of said *U.S. Bank, National Association, as Trustee for Mortgage Pass-Through Certificates 1996-R1, the within named bargainor, and that he/she as such Contract Management Coordinator 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 5/9/12

Marlene Saunders
Notary Public

My Commission expires: 9/22/15

Notary Public State of Florida
Marlene Saunders
My Commission EE 132687
Expires 09/22/2015

RETURN TO:

See page 1

259 Eisenhower Drive
Nashville, TN 37211

* U.S. Bank, National Association, Successor Trustee to Bank of America, National Association, Successor by merger to LaSalle Bank, National Association, As Trustee for the Certificateholders of the Mortgage Pass-Through Certificates 1996-R1