SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120067022 DEEDWARRSP
Recvd: 09/06/12 14:53 2 pgs
Fees:13.00 Taxes:381.10
20120906-0080927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Mokhles Khalil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) JAI KOHEW NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 09-24-2013

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mokhles Khalil	U.S. Bank National Association	134-09-40.00
(NAME)	(NAME)	
3960 Atkins Drive	3180 Rider Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Earth City, MO 63045	
(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, I, **SOUTHEAST FINANCIAL CREDIT UNION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOKHLES KHALIL, A MARRIED MAN**, 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. 16, on the Plan of Woodland Hills, Phase One, of record in Plan Book 6900, pages 666-669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jose A. Basurto-Gonzalez by Warranty Deed from Brooke Watson, single, dated May 11, 2006, as of record in Instrument No. 20060515-0056682, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Southeast Financial Credit Union by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated February 28, 2011, of record in Instrument No. 20110307-0018004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 666-669; restrictions of record in Book 7632, page 947; Easement for Right of Way of record in Book 3103, page 37; Stormwater Detention Agreement of record in Book 7262, page 388; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3960 Atkins Drive, Nashville, TN 37211

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on her own judgment.

Witness my hand this 23rd day of August, 2012.

Southeast Financial Credit Union

By: _____

Brian Kiley, Vice President of Collections

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian Kiley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Vice President of Collections of Southeast Financial Credit Union, the within named bargainor, and that he as such Vice President of Collections, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Southeast Financial Credit Union by the said Brian Kiley as such Vice President of Collections.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2012.

My Commission Expires: _____

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013

Notary Public