#6730

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

After Recording Return to:
SINGLESOURCE
333 TECHNOLOGY DRIVE
CANONSBURG, PA 15317
File No. 1220915713

new owner address:
Jilan Esmail
613 St. Cloud St.
Antioch TN
37013

Send tax bills to:
New Penn Financial, LLC
4000 Chemical Road
Ste. 200
Plymouth Meeting, PA.
19462

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: 162.03-0-283.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 27th day of March, 2013, by and between BANCO POPULAR NORTH AMERICA, organized and existing under the laws of Delaware, of 8523 COMMODITY CIRCLE, SUITE 100, ORLANDO, FL 32819 hereinafter referred to as Grantor(s) and JILAN ESMAIL, A SINGLE WOMAN, of Antioch, Tennessee, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of EIGHTY-FIVE THOUSAND TWO HUNDRED AND 00/100 ($85,200.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 2012-0919-0084939, Recorded: 09/19/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

BILL GARRETT, Davidson County
Trans:T20130030982 DEEDWARRSP
Recvd: 04/16/13 10:39 3 pgs
Fees:18.00 Taxes:315.24
20130416-0037651

Assessor's parcel No. 162.03-0-283.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

BANCO POPULAR NORTH AMERICA

BY _____
NAME: IVAN M. CHICO
TITLE: AVP Collections

STATE OF Florida
COUNTY OF Orange

Before me, Karen Segarra of the state and county mentioned, personally appeared Ivan Chico, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of BPNA, the within named bargainer, a corporation, and that such president or officer as such BPNA, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Orlando, FL, this 29 day of March 20 13

_____
Notary Public
My Commission expires: 07/05/2014

Notary Public State of Florida
Karen Segarra-Silva
My Commission DD988112
Expires 07/05/2014

I HEARBY SWEAR OR AFFIAM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION OR TRUE VALUE FOR THIS TRANSFER IS $85,200.00, WHICH AMOUNT EQUAL TO OR greater THAN THE AMOUNT WHICH THE PROPERTY BEING TRANSFERRED would command AT A FAIR AND VOLUNTARY SALE.

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF MARCH 2013.

_____
NOTARY PUBLIC

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/29/14
Davidson County

Exhibit A
Legal Description

Being Lot Number 171, on the Plan of Haywood Hills, as shown by plat of record in Plat Book 4460, page 164 and 165, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Banco Popular North America by Substitute Trustee's Deed of record in Instrument No. 20120919-0084939, said Register's Office.

Parcel ID Number 1620302833

Property commonly known as : 613 St. Cloud Street, Antioch, Tennessee, 37013