BILL GARRETT, Davidson County
Trans:T20130049400 DEEDWARRSP
Recvd: 06/12/13 14:48 4 pgs
Fees:23.00 Taxes:177.60
20130612-0059956

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2013030034TN

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Hishyar Ismail	(Name) Hishyar Ismail	136-03-0-A-020.00
(Address) 4000 Anderson Lane Unit 20	(Address) 4000 Anderson Lane Unit 20	
(City) (State) (Zip) Nashville, TN 37217	(City) (State) (Zip) Nashville, TN 37217	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NationsCredit Financial Services Corporation,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Hishyar Ismail,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **136-03-0-A-020.00**

X Improved OR
Unimproved property located at:

4000 Anderson Lane Unit 20, Nashville, TN 37217, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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 our hand as of the 06/10/13, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

NationsCredit Financial Services Corporation by Select Portfolio Servicing, Inc., its Attorney in Fact

By: _____ 6/10/13

Name: Mike Sanders, Doc.Control Officer

Title: _____

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mike Sanders, Doc.Control Officer (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Mike Sanders, Doc.Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corp., as Attorney in Fact for NationsCredit Financial Services Corporation the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 06/10/13.

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

_____
Notary Public
My Commission Expires: 10/10/2016

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $48,000.00.

_____
Affiant

Subscribed and sworn before me this 6-11-13.

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires 1-24-17

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee being more particularly described as follow, to wit:

A certain Condominium apartment in Davidson County, Tennessee, being Townhouse No. 20, Building No. 4 In a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 79, Register's Office of Davidson County, Tennessee and revised in Book 4460, Page 88, said Register's Office, to which reference is hereby made.

Subject to any and all matters of record and as shown in Plat Book 4460, Page 79 and revised in Plat Book 4460, Page 88; and to public utility and drainage easements, setback lines and other special requirements or restriction imposed by the appropriate governmental body, utility and/or health department; all of record in the Register's Office of Davidson County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities; all of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the Master Deed establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses as of record in Book 4651, Page 412 as amended in Book 4943, Page 692, and again in Book 5083, Page 417, Exhibit IV to Master Deed of record in Book 5189, Page 671, Register's Office for Davidson County, Tennessee.

This being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC to NationsCredit Financial Services Corporation dated March 28, 2013 and filed for record April 1, 2013 in Instrument Number 20130401-0031197, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.