BILL GARRETT, Davidson County
Trans:T20130073382 DEEDWARRSP
Recvd: 08/26/13 10:11 2 pgs
Fees:13.00 Taxes:211.27
20130826-0089559

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-P
Hasan M. Obedala	New Owner	
7484 Harrow Drive		Map & PARCEL 142-2-98.00
Nashville, TN 37221		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Bay Cities Bank, a Florida corporation**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Hasan M. Obedala and Ruth G. Obedala, husband and wife** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Cross Timbers, Section 3 of record in Plat Book 4175, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Bay Cities Bank, a Florida corporation by Deed from Michael G. Abelow, Substitute Trustee of record at Instrument No. 20130514-0048550, Register's Office for Davidson County, Tennessee, dated May 13, 2013 and recorded on May 14, 2013. See also Appointment of Substitute Trustee filed of record at Instrument Number 20130412-0036660, said Register's Office.
>
> Being the same property conveyed to Fumitsugu Endo, unmarried by Warranty Deed from Michael Shmerling and wife, Lisa A. Shmerling filed in Book 9271, Page 951, Register's Office for Davidson County, Tennessee, dated February 28, 1994 and recorded March 8, 1994.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 7484 Harrow Drive, Nashville, TN 37221.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the

Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 21st day of August, 2013.

Bay Cities Bank, a Florida corporation

By: Jeffrey Owen

Its: Sr. Vice President

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jeffrey Owen with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the _____ of **Bay Cities Bank, a Florida cor**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of August, 2013

Cynthia J. Haas
Notary Public

My Commission Expires:

CYNTHIA J. HAAS
MY COMMISSION # EE 178885
EXPIRES: April 10, 2016
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Hillsborough

The actual consideration or value, whichever is greater, for this transfer is $57,100.00.

Jeffrey Owen
Affiant

Subscribed and sworn to before me this 21st day of August, 2013

Cynthia J. Haas
Notary Public

My Commission Expires:

CYNTHIA J. HAAS
MY COMMISSION # EE 178885
EXPIRES: April 10, 2016
Bonded Thru Notary Public Underwriters