13-08462

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20130084193 DEEDWARRSP
Recvd: 09/30/13 10:54 6 pgs
Fees:33.00 Taxes:188.70
20130930-0102258

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: NEW OWNER
Ahmad Khansari

2734 Combs Drive
Nashville, TN 37207

****

PROPERTY ADDRESS:

2734 Combs Dr, Nashville, TN 37207

****

MAP PARCEL NUMBERS: 060.13-0-142.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beneficial Tennessee Inc.**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Ahmad Khansari ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 2734 Combs Dr, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2013, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Esther P. Roman Vice President and Asst. Secretary Administrative Services Division on this the 17 day of Sept, 2013.

Grantor: **Beneficial Tennessee Inc.**

By: _____

Name: _____
Esther P. Roman

Title: Vice President and Asst. Secretary Administrative Services Division

STATE OF _____

COUNTY OF _____

See Attached

On _____ before me, _____ notary, personally appeared the person whose name is subscribed to the foregoing deed and consideration statement and sworn and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted. Executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

_____
Notary Public

My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 164, on the Plan of Trinity Hills Village, Section II, First Addition, of record in Book 4460, Page 45, Register's Office for said County.

Being the same property conveyed to Linda E. Thomas by Quit Claim Deed from William Perkins, James M Perkins, Jerry M. Perkins, John D. Perkins, Robert L. Perkins, Dorothy M. Hassell, Brenda A. Perkins and Linda E. Thomas, dated July 1, 2003 and recorded under Document No: 20030711-0096473, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Beneficial Tennessee Inc. by Deed in Lieu of Foreclosure from Linda E. Thomas, dated June 19, 2013 and recorded under Document No: 20130702-0068557, in the Register's Office for Davidson County, Tennessee.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

TAMI FLORES
Commission # 2002269
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2017

On September 17, 2013 before me, Tami Flores, Notary Public
(Here insert name and title of the officer)

personally appeared ********** Esther P. Roman **********,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she~~/they~~ executed the same in ~~his~~/her~~/their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her~~/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

TAMI FLORES
Commission # 2002269
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2017

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Title of document or description
(Title or description of attached document)

Title or description continued
(Title or description of attached document continued)

Number of Pages _____ Document Date_____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

****

STATE OF California

COUNTY OF Los Angeles

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $51,000.00.

Esther P. Roman
Vice President and Asst. Secretary
Administrative Services Division

Affiant

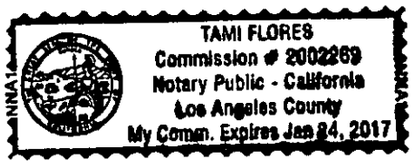
On See Attached me, _____ notary, personally appeared the person whose name is subscribed to the foregoing deed and consideration statement and sworn and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted. Executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

_____
Notary Public

My Commission Expires: _____

Jurat



State of California

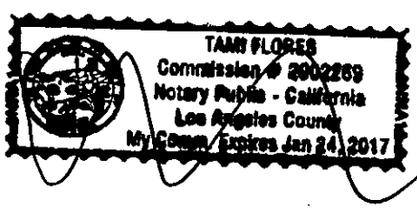
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 17 day of September,

20 13 by **********Esther P. Roman**********,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature (Notary seal)





OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Document title or description
(Title or description of attached document)

Document title or description continued
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

Example of an oath or affirmation to be asked by the notary prior to signing: "Do you swear or affirm that the statements made in the attached document are true to the best of your knowledge?" (The affiant must reply affirmatively.)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

2008 Version CAPA v1.9.07 800-873-9865 www.NotaryClasses.com