BILL GARRETT, Davidson County
Trans: T20130086470 DEEDWARRSP
Recvd: 10/07/13 10:25 3 pgs
Fees: 18.00 Taxes: 240.50

20131007-0104991

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12514

NOTARIAL SEAL STATE OF OHIO

STEPHANIE ZYTOWIECKI
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Medina County
My Comm. Exp. 8/4/18

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 4 day of October, 2013.

Notary Public

My Commission Expires:

Map/Parcel Number(s) 15001035100/

Address of New Property Owner(s):
Rafael S. Jimenez
583 Moss Landing Drive
Antioch, TN 37013

Send Tax Bills To:
Rafael S. Jimenez
583 Moss Landing Drive
Antioch, TN 37013

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Urban Financial Group, Inc.** said grantor does hereby bargain, sell, transfer and convey unto **Rafael S. Jimenez,** married, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 583 Moss Landing Drive, Antioch, TN 37013
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Rafael S. Jimenez**, and his/her/their assigns, forever.

Said **Urban Financial Group, Inc.**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Urban Financial Group, Inc.**, has executed this deed this 24 day of September, 2013.

Urban Financial Group, Inc.

By: _____

CHRISTIAN ETIENNE
Name:

VICE PRESIDENT
Title:

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Christian Etienne, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of said **Urban Financial Group, Inc.**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 2 day of Sept, 2013.

Karen Maples
Notary Public

KAREN MAPLES
Notary Public, State of Texas
My Commission Expires
May 01, 2017

My Commission expires: 5-1-17

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT12514
Property: 583 Moss Landing Drive, Antioch, TN 37013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Edge-O-Lake Estates, Section 18 of record in Plat Book 4675, Page 84, 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 Urban Financial Group, Inc. by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated October 23, 2012 and recorded October 25, 2012 in Instrument No. 20121025-0098061, Register's Office for Davidson County, Tennessee.