THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
File Number: LRS-3P-339507-REO

| | |
|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 06/23/15 09:48 | 6 pgs |
| Fees:33.00 Taxes:251.60 | |
| 20150623-0059884 | |

RECORD AND RETURN TO:
SABER HANNA and SHAWKI GHATAS
P.O Box 17673
Nashville, TN 37217

Tax ID: 150-07-0-258.00

## SPECIAL WARRANTY DEED

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I** of 314 S Franklin St / PO Box 517, Titusville, PA 16354, Grantor(s), for and in good consideration of $68,000.00, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto **SABER HANNA, A MARRIED MAN and SHAWKI GHATAS, A MARRIED MAN** of P.O Box 17673, Nashville, TN 37217, Grantee(s), and his/her/their heirs and assigns, the following described land in County of Davidson, Tennessee:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Property Address: 3210 Oakview Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 8 day of May, 2015.

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I
BY: SERVIS ONE, INC DBA BSI FINANCIAL SERVICES, AS ATTORNEY-IN-FACT

By _____

Print Name: Brian Sindell

Title: Vice President

STATE OF California
COUNTY OF Orange

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 8 day of May, 2015 before me appeared Brian Sindell, ~~to me personally known or~~ proved to me on the basis of satisfactory evidence, who, being by me duly sworn (or affirmed) did say that such person is the V.P. (Title of Officer) of SERVIS ONE, INC DBA BSI FINANCIAL SERVICES, AS ATTORNEY-IN-FACT for U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I.

WITNESS my hand and official seal.

_____
Notary Public
Printed Name: D. Waldron
My Commission Expires: 2/23/17
Affiant X Known ____ Unknown
ID Produced driver license

(Seal)

D. WALDRON
COMM. # 2008373
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Feb. 23, 2017

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 68,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

U.S. Bank National Association not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust 1
By: _____
Servis One, Inc. dba BSI Financial Services, as Attorney-in-Fact
Affiant Brian Sinnell, VP

Subscribed and sworn to before me this _____ day of _____, _____ by _____.

see attached Cjurat

_____
Notary Public
Commission Expires _____

Name and address for person(s) responsible for taxes:

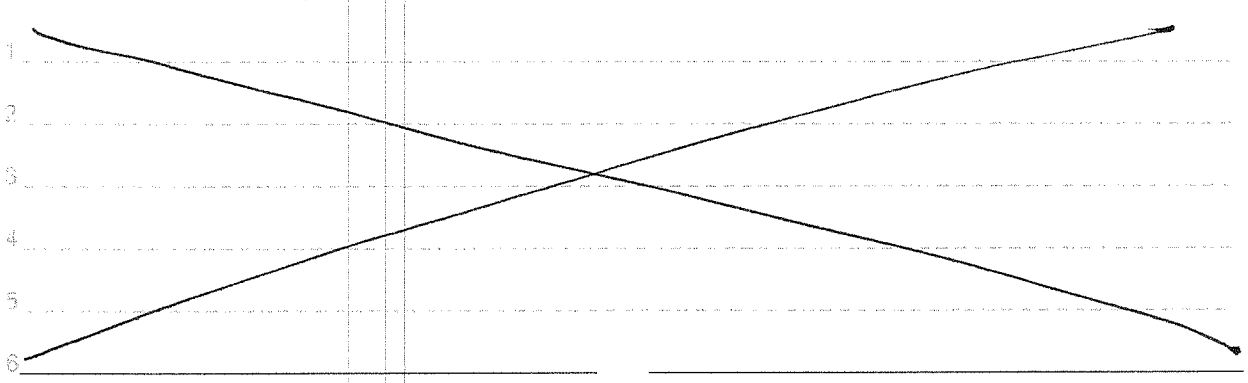
**SABER HANNA and SHAWKI GHATAS**
P.O Box 17673
Nashville, TN 37217

Name and address of property owner:

**SABER HANNA and SHAWKI GHATAS**
P.O Box 17673
Nashville, TN 37217

**CALIFORNIA JURAT WITH AFFIANT STATEMENT** **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)



*Signature of Document Signer No. 1* *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

D. WALDRON
COMM. # 2008373
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Feb. 23, 2017

Subscribed and sworn to (or affirmed) before me on this 8 (*Date*) day of May (*Month*), 2015 (*Year*), by

(1) Brian Sindell

~~(and (2) _____)~~,

*Name(s) of Signer(s)*

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

Signature _____
*Signature of Notary Public*

*Seal*
*Place Notary Seal Above*

***OPTIONAL***

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Valuation Affidavit Document Date: _____

Number of Pages: 1 Signer(s) Other Than Named Above: _____

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**Exhibit "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 21-A, ON THE PLAN OF LAKESHORE WOODS, SECTION 2, OF RECORD IN BOOK 5200, PAGE 608, AS AMENDED IN PLAT BOOK 5200, PAGE 790, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES BARRETT PESKLEVITS AND WIFE, LISA M. PESKLEVITS, BY DEED FROM KENNETH BOTTS, OF RECORD IN BOOK 9664, PAGE 373, DATED APRIL 27, 1995, REGISTER'S OFFICE FOR SAID COUNTY.

PARCEL ID #150-07-0-258.00

THIS BEING THE SAME PROPERTY CONVEYED TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST I FROM YORK TRUSTEE SERVICES, LLC IN A DEED DATED AUGUST 11, 2014 AND RECORDED AUGUST 25, 2014 IN INSTRUMENT NO 20140825-0077065.

Property Commonly Known As: 3210 Oakview Court Antioch, TN 37013

# True Copy Certification

I, **MACKENZIE HARRINGTON**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **RHODE ISLAND**

County of **NEWPORT**

Personally appeared before me, KATHERINE FITZSIMMONS, a notary public for this county and state, MACKENZIE HARRINGTON who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: **12/4/2016**
Notary' Seal (if on paper)

KATHERINE FITZSIMMONS
MY COMMISSION EXPIRES
DEC
04
20 16
STATE OF RHODE ISLAND
NOTARY PUBLIC