Davidson County DEEDWARRSP
Recvd: 12/01/15 09:43 5 pgs
Fees:28.00 Taxes:366.30
20151201-0120887

This Instrument Prepared By:
United Title Affiliates, Inc.
429 Apollo Beach Blvd.
Apollo Beach, FL. 33572

New Owner(S) Address & Mail Tax Statements To:
Mourad Taki
912 Kipling Dr.
Nashville TN 37217

Property Tax ID#: 15010015400
File #: 6150034

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 25 day of November, 2015, by and between EverBank, Grantor, and Mourad Taki, Grantee, whose address is 912 Kipling Dr. Nashville TN 37217, Grantee.

Witnesseth:

That for and in consideration of the sum of $99,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 3128 Roundwood Forest Lane Antioch, TN. 37103

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Everbank

Witness

By: Tammy Maurice

Maureen F. Burke
Printed Name

Its: Vice President

Witness

Rush Cowherd
Printed Name

STATE OF FLORIDA}

COUNTY OF DUVAL}

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Tammy Maurice its Vice President of EverBank, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 25 day of November, 2015.

Notary Public
My Commission Expires

B. RUSH COWHERD
Notary Public - State of Florida
My Comm. Expires Oct 1, 2017
Commission # FF 050589
Bonded Through National Notary Assn.

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $99,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of November, 2015.

HEATHER KERSTING
MY COMMISSION # EE 156855
EXPIRES: January 4, 2016
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires: 1/4/16

Name and Address of Property Owner:
Mourad Taki
912 Kipling Dr.
Nashville TN 37217

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Mourad Taki
912 Kipling Dr.
Nashville TN 37217

EXHIBIT A

All that property situate in the County of Davidson and State of Tennessee described as:

Being Lot No. 31 on the Plan of Roundwood Forest, Section 2, as of record in Plat Book 6250, Page 548, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete accurate legal description thereof.

Subject to subdivision restrictions, building lines and easements.

Being the same property conveyed to EverBank by deed dated 5/28/2015, recorded 5/29/2015 in Instrument #20150529-0049576 in the County of Davidson and State of Tennessee.

More commonly known as: 3128 Roundwood Forest Lane, Antioch, TN 37013

Parcel ID:15010015400

TRUE COPY CERTIFICATION

I, Heather Kersting, 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 Florida
County of Hillsborough

Personally appeared before me, Kristine Klink, a notary public for the county and state, Heather Kersting 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:
Notary Seal (if on paper)

