Prepared By and Return To:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064
File No.: TN-REO150236PUR

Davidson County DEEDWARRSP
Recvd: 12/31/15 10:44 5 pgs
Fees:28.00 Taxes:277.50
20151231-0131484

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Eugene Kamarasy	Eugene Kamarasy	042 070A 046.00
(Name) PO BOX 31	(Name) PO BOX 31	
(Address) Brentwood, TN 37024	(Address) Brentwood, TN 37024	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, MidFirst Bank c/o Wells Fargo Bank, N.A., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Eugene Kamarasy, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 833 Heritage Circle, Madison, TN 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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

(Continuation of Special Warranty Deed)

Witness our hand as of the December 21, 2015 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Wells Fargo Bank, NA
as attorney in fact for MidFirst Bank

BY: _____
Jeremy Acker
Vice President Loan Documentation

State of Iowa
County Dallas

On this 21 day of Dec, A.D., 2015, before me, a Notary Public in and for said county, personally appeared Joseph McLain, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP ID (title) of said Wells Fargo Bank, N.A. as attorney in fact for MidFirst Bank, by authority of its board of (directors or trustees) and the said(officer's name) Jeremy Acker acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

_____ (Signature)

(Stamp or Seal)

DARIAN WILLIAMS
Commission Number 792366
My Commission Expires
October 01, 2018

Notary Public

State of GA
County of Cobb

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

_____
Affiant

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

_____
Notary Public
My Commission Expires: 3-12-18

WENDY G CLAAR NOTARY PUBLIC PAULDING COUNTY GEORGIA EXPIRES March 12, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Revised Phase Two, Heritage Square, of record in Plat Book 5200, Page 318 as revised in Plat Book 5200, Page 378, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MidFirst Bank by Trustee's Deed recorded September 21, 2015, as Instrument No. 20150921-0095859 in the Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 042 070A 046.00

RE: 833 Heritage Circle, Madison, TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

True Copy Certification

I, Jason E. Thurber, 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 GA

County of Cobb

Personally appeared before me, Wendy G Claar, a notary public for this county and state, Jason E. Thurber who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Wendy G Claar

Notary's Signature

My Commission Expires: 3-12-18

Notary' Seal (if on paper)

