Davidson County	DEEDWARRSP
Recvd: 04/27/16 15:22	6 pgs
Fees:33.00 Taxes:388.50	
20160427-0041189	

Commitment Number: 3410401
Seller's Loan Number: 2900145251

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Zahra Sultan, 1304 Creek View Ct., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
042 07 0 054-00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 5, 2016, by and between **U.S. Bank, National Association, successor by merger to U.S. Bank National Association, N.D.**, whose mailing address is **200 S. 6th St., EP-MN-L22R, MINNEAPOLIS, MN 55402**, hereinafter grantor, and party of the first part, and **Zahra Sultan**, hereinafter grantee, party of the second part, whose tax mailing address is **1304 Creek View Ct., Nashville, TN 37221**.

WITNESSETH: That for and in consideration $105,000.00 (One Hundred Five Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **706 N Graycroft Ave., Madison, TN 37115**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20150812-0080461 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 042 07 0 054-00

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 115 FEET OF LOT NO. 18 ON THE MAP OF SECTION 1, MORNING VIEW SUBDIVISION, AS OF RECORD IN BOOK 2133, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 18 FRONTS 115 FEET ON THE EASTERLY SIDE OF GRAYCROFT AVENUE AND RUNS BACK BETWEEN LINES 341.75 FEET ON THE SOUTHERLY SIDE AND 342 FEET, MORE OR LESS ON THE NORTHERLY SIDE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 115 FEET. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS. RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

Being the same property as conveyed from J. Phillip Jones, Substitute Trustee to U.S. Bank, National Association, successor by merger to U.S. Bank National Association, N.D., as described in Instrument No. 20150812-0080461, Dated 08/07/2015, Recorded 08/12/2015 in DAVIDSON County Records.

Executed by the undersigned on April 5, 2016:

U.S. Bank, National Association, successor by merger to U.S. Bank National Association, N.D.

By: Deborah F. Brant

Name: Deborah F. Brant

Its: REO Manager

STATE OF Minnesota

COUNTY OF Hennepin

Before me, Cynthia Joan Chamberlain, a Notary Public of said State and County aforesaid, personally appeared Deborah F. Brant its REO Manager on behalf of **U.S. Bank, National Association, successor by merger to U.S. Bank National Association, N.D.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be REO Manger of US Bank National Association the within named Grantor, Party of the First Part and Bargainor, a N/A corporation, and that he or she as such N/A, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself or herself as such N/A,.

Witness my hand and seal, this 5th day of April, 2016.

Notary Public My Commission Expires 1-31-2020

CYNTHIA JOAN CHAMBERLAIN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2020

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Allegheny

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 $105,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26 day of April, 2016.

Alyssa Bresnay
Affiant

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019

Alyssa Bresnay
Print Name

(Seal)

Notary Public

My commission expires:
May 6 2019

Michael J Webb
Print Name

CTIC# _____

True Copy Certification

I, Lisa Williams, 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.

Lisa Williams
Signature

State of PA

County of Allegheny

Personally appeared before me, Christina McCartney, a notary public for this county and state, Lisa Williams who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES