BILL GARRETT, Davidson County
Trans:T20160046953 DEEDWARRSP
Recvd: 06/03/16 11:06 4 pgs
Fees:23.00 Taxes:742.04
20160603-0056155

Commitment Number: 1503327288
Seller's Loan Number: 760 - 8250153807

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:
Guhdar Nebi, 497 Elysian Fields Rd Apt L2, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 173150A01300CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the May 23, 2016, by and between **U.S. BANK TRUST COMAPNY, NATIONAL ASSOCIATION, AS TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION ND**, whose mailing address is **200 S. 6th St., EP-MN-L22R MINNEAPOLIS, MN 55402**, hereinafter grantor, and party of the first part, and **Guhdar** M. **Nebi,*** hereinafter grantee, party of the second part, whose tax mailing address is **497 Elysian Fields Rd Apt L2, Nashville, TN 37211.**

*and Jean N. Nebi, husband and wife

WITNESSETH: That for and in consideration $200,550.00 (Two Hundred Thousand Five Hundred Fifty 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 **213 Annesbury Ln., Antioch, TN 37013.**

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 20151204-0122174 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173150A01300CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,550.00

Janice Nuhoff
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23RD DAY OF MAY, 2016

April D. Wideman
NOTARY PUBLIC

My Commission expires: 3/20/2018

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Executed by the undersigned on May 2, 2016:

U.S. BANK TRUST COMAPNY, NATIONAL ASSOCIATION, AS TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION ND

By: Deborah F. Brant

Name: Deborah F. Brant

Its: REO Mgr.

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 Mgr. on behalf of **U.S. BANK TRUST COMAPNY, NATIONAL ASSOCIATION, AS TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION ND** 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 Mgr. of US Bank National Assoc. 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 N/A Inc., by himself or herself as such N/A,.

Witness my hand and seal, this 2nd day of May 2016.

Cynthia Joan Chamberlain

Notary Public My Commission Expires 1-31-2020

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

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: BEING LOT NO. 13 ON THE PLAT OF MILL RUN SUBDIVISION, PAHSE I, OF RECORD IN PLAT BOOK 11700, PAGE 27-28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE CAN BE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM WILSON ASSOCIATES, PLLC TO U.S. BANK TRUST COMAPNY, NATIONAL ASSOCIATION, AS TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION ND, AS DESCRIBED IN INSTRUMENT PAGE, DATED 12/02/2015, RECORDED 12/04/2015 IN DAVIDSON COUNTY RECORDS.