BILL GARRETT, Davidson County
Trans:T20160107649 DEEDWARRSP
Recvd: 12/07/16 13:40 5 pgs
Fees:28.00 Taxes:487.57
20161207-0128552

Prepared By:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

Return To:
Price Hill & Kolarich
201 4th Ave N #1800
Nashville, TN 37219
File No.: TN-REO160660ATN

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Naim Sharifi	Naim Sharifi	136 13 0A 016.00
(Name) 4605 Toddington Drive	(Name) 4605 Toddington Drive	
(Address) Nashville, TN 37215	(Address) Nashville, TN 37215	
(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, Deutsche Bank National Trust Company, as Trustee for Harbor View Mortgage Loan Trust 2004-11 Mortgage Loan Pass-Through Certificates, Series 2004-11, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Naim Sharifi, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 1204 Waverunner Court E, Nashville, TN 37217, 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.

(Continuation of Special Warranty Deed)

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.

Witness our hand as of the December 2, 2016 (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.

NATIONSTAR MORTGAGE LIMITED LIABILITY SEAL TEXAS 2001

Deutsche Bank National Trust Company, as Trustee
for Harbor View Mortgage Loan Trust 2004-11
Mortgage Loan Pass-Through Certificates, Series
2004-11

BY: _____ Marlon Brown

Nationstar Mortgage, LLC its attorney-in-fact

Assistant Secretary

State of Texas

County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Marlon Brown who acknowledged to me that she/he is Assistant Secretary (Title of person signing) of Nationstar Mortgage, LLC (Name of Company), the attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for Harbor View Mortgage Loan Trust 2004-11 Mortgage Loan Pass-Through Certificates, Series 2004-11, and that in its capacity as attorney-in-fact for Deutsche Bank National Trust Company, as Trustee for Harbor View Mortgage Loan Trust 2004-11 Mortgage Loan Pass-Through Certificates, Series 2004-11 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by Deutsche Bank National Trust Company, as Trustee for Harbor View Mortgage Loan Trust 2004-11 Mortgage Loan Pass-Through Certificates, Series 2004-11 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 2 day of December, 2016.

Notary Public ~~Notary Public~~ Patricia McCutchen

My Commission Expires: 11.5.18

NOTARY PUBLIC STATE OF TEXAS

Patricia McCutchen
Notary Public, State of Texas
My Comm. Expires 11-05-2018
Notary ID 130016551

(Continuation of Special Warranty Deed)

State of Texas
County of Denton

The actual consideration or value, whichever is greater, for this transfer is
$ 131,775.00

Affiant **Marlon Brown Assistant Secretary**

Subscribed and sworn to before me this the 2 day of December, 2016.

Patricia McCutchen
Notary Public
My Commission Expires: 11-5-18

NOTARY PUBLIC STATE OF TEXAS
Patricia McCutchen
Notary Public, State of Texas
My Comm. Expires 11-05-2018
Notary ID 130016551

EXHIBIT "A"

Being all of Lot No. 16 on the Plan of Watersview Estates, P.U.D., according to the plat thereof recorded in Instrument No. 20010515-0050286, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and descripton of said lot.

Commonly known as: 1204 Waverunner Court East, Nashville, TN 37217.

Tax Parcel No.: 136 13 OA 016.00

RE: 1204 Waverunner Court E, Nashville, TN 37217

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument Number 20161201-0126199, Davidson County Register of Deeds.

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.