Prepared By and Return To:
Sparks Law Group, LLC d/b/a Sparks King & Watts
3405 Dallas Highway, Bldg. 800, Ste. 810
Marietta, GA 30064

File No.: TN-VTN160002PUR

Davidson County DEEDWARRSP
Recvd: 01/05/17 14:20 5 pgs
Fees:28.00 Taxes:906.50
20170105-0001478

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Russ Bagirov and Stan Dibin	Russ Bagirov and Stan Dibin	16 16 A 2.00 CO
(Name) 102 Hearthstone Manor Circle #10	(Name) 102 Hearthstone Manor Circle #10	
(Address) Brentwood, TN 37027	(Address) Brentwood, TN 37027	
(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, Reverse Mortgage Solutions, Inc., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Russ Bagirov and Stan Dibin, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 102 Hearthstone Manor Circle #10, Brentwood, TN 37027, 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 12-9-16 (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.

Reverse Mortgage Solutions, Inc.

BY: _____
Xochitl Martinez, Assistant Vice President

State of Texas

County of Harris

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Xochitl Martinez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged him/her self to be the AVP (Title of person signing) of Reverse Mortgage Solutions, Inc. (Name of Company), a _____, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said _____ for the purposes therein contained.

Witness my hand and official seal, at office in Houston TX, this 12-9-16.

Karen Maples
Notary Public

My Commission Expires: _____

State of Texas
County of Harris

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me this the 4th day of January, 2017.

JAMES W. TARLTON
Notary Public, Georgia
Cobb County
My Commission Expires
January 09, 2018

James W. Tarlton
Notary Public
My Commission Expires: 1/9/18

KAREN MAPLES
Notary Public, State of Texas
Comm. Expires 05/11/2017
Notary ID 129408023

EXHIBIT "A"

Being all of that certain land or lots as described in Davidson County, Tennessee as follows, to-wit:

Being Unit No. 10 on the Plan of Hearthstone Manor, Phase 1, revised, a Planned Unit Development, of record in Book 6250, Page 398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

RE: 102 Hearthstone Manor Circle #10, Brentwood, TN 37027

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument Number 20161101-0115453, 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.

True Copy Certification

I, **Patricia D. Kelley**, 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.

Patricia D. Kelley
Signature

State of Georgia

County of Cobb

Personally appeared before me, **James W. Tarlton**, a notary public for this county and state, **Patricia D. Kelley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

James W. Tarlton
Notary's Signature

My Commission Expires: **January 09, 2018**
Notary' Seal (if on paper)

JAMES W. TARLTON
Notary Public, Georgia
Cobb County
My Commission Expires
January 09, 2018