Davidson County DEEDWARRSP
Recvd: 07/10/17 10:10 4 pgs
Fees:23.00 Taxes:627.48
20170710-0068834

ARE1612-TN-3159063

SPECIAL WARRANTY DEED

STATE OF Georgia
COUNTY OF Fulton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,589.00

Alaa Metias
Buyer/Purchaser

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF June 2017

Dotty Harper
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alaa Metias 813 Billingsgate Ct, Antioch, TN 37013	Alaa Metias 813 Billingsgate Ct Antioch, TN 37013	12005011500

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Five Hundred Eighty Nine Dollars and No Cents and No/100 Dollars ($169,589.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, Christiana Trust a division of Wilmington Savings Fund Society FSB not in its individual capacity but as Trustee of ARLP Trust 3 (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Alaa Metias, A Married Person,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 411 Mcdonald Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Alaa Metias, A Married Person,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Christiana Trust a division of Wilmington Savings Fund Society FSB not in its individual capacity but as Trustee of ARLP Trust 3** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Alaa Metias, A Married Person**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **Christiana Trust a division of Wilmington Savings Fund Society FSB not in its individual capacity but as Trustee of ARLP Trust 3** has executed this deed this the 5 day of July, 2017.

CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, , NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 3

BY: ALTISOURCE RESIDENTIAL, L.P., ITS ADMINISTRATOR
BY: _____, **ATTORNEY IN FACT**

NAME: Yvette D. Mallory

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, Kimberlane Clement, (name of notary) a Notary Public of the State and County aforementioned, personally appeared Yvette D. Mallory, (name of person) AttorneyinFact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Altisource Residential L.P., as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of Altisource Residential L.P., for the purpose contained herein.

WITNESS my hand and seal, this 5 day of July, 2017.

Kimberlane Clement
Notary Public

My Commission Expires: 5-8-2020

KIMBERLANE CLEMENT NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 08, 2020

RETURN TO:
Alaa Metias
813 Billingsgate Ct
Antioch, TN 37013

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 433 ON THE PLAN OF GLENGARRY PARK, SECTION 4, AS OF RECORD IN PLAT BOOK 2900, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON

COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 433 FRONTS 80 FEET ON THE NORTHERLY SIDE OF MCDONALD DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE WHICH MEASURES 80 FEET.

Being Property Conveyed by Quit Claim Deed Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 2 to CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP Trust 3 recorded on _____, as instrument# 20170710-0068833, in Davidson County, Tennessee.

I, Lori Lancaster 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 Georgia
County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.