AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1273958957

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 207194 DEEDWARRSP
03/19/2019 08:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20190319-0024654

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 11th day of February, 2019, by and between **NRZ REO Inventory Corp.**, a mailing address of 1345 Avenue of Americas, New York, NY 10105 hereinafter referred to as Grantor(s) and **Gamil Nahshal a married man**, a mailing address of 4505 Saunders Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Three Hundred Twenty Five Thousand And 00/100 ($325,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Parcel ID No.: 061 02 0 130.00

Property Address: 4505 Saunders Avenue, Nashville, TN 37216

Being the same property conveyed to the Grantor in a Deed recorded under Instrument Number 20160212-0013705, recorded on 02/12/2016 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 11th day of February, 20 19.

NRZ REO Inventory Corp., by Meridian Asset Services, LLC its attorney-in-fact

By: _____

Print Name: Matthew Krueger

Title: VP

STATE OF Florida
COUNTY OF Pinellas

Before me, Ryan Mauck, a Notary Public, of the state and county mentioned, personally appeared Matthew Krueger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon ~~oath, acknowledged~~ such person to be president (or other officer authorized to execute the instrument) of Meridian Asset Services, LLC, the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Pinellas County, FL, this 11th day of February, 2019.

_____
Notary Public
My Commission expires: 1/16/2022

NOTARY PUBLIC STATE OF FLORIDA

RYAN M. MAUCK
Commission # GG 175956
Expires January 16, 2022
Bonded Thru Budget Notary Services

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING DESIGNATED AS LOT 33, PLAN OF GRA-MAR ACRES, SECTION TWO, AS SHOWN ON THE PLAT OF SAME OF RECORD IN PLAT BOOK 2133, PAGE 74, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

PARCEL ID NUMBER: 061 02 0 130.00

PROPERTY ADDRESS: 4505 SAUNDERS AVENUE, NASHVILLE, TN 37216

VALUATION AFFIDAVIT

STATE OF PA
COUNTY OF ALLEGHENY

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $325,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Sally J. Smith - AGENT
Affiant

Sworn to before me this 26th day of February, 2019.

Erica M Amendola
Notary Public
My Commission Expires: 3-26-19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ERICA M AMENDOLA
Notary Public
NORTH FAYETTE TWP, ALLEGHENY COUNTY
My Commission Expires Mar 26, 2019

Name and address for person(s) responsible for taxes:

Gamil Nahshal
4505 Saunders Avenue
Nashville, TN 37216

Name and address of property owner:

Gamil Nahshal
4505 Saunders Avenue
Nashville, TN 37216

17129529S7

True Copy Certification

I, SALLY JO SMITH, 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.

Sally Jo Smith
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, ERICA M. AMENDOLA a notary public for this county and state, **OF PENSYLVANIA, SALLY JO SMITH** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Erica M Amendola
Notary's Signature

My Commission Expires: 3-26-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ERICA M AMENDOLA
Notary Public
NORTH FAYETTE TWP, ALLEGHENY COUNTY
My Commission Expires Mar 26, 2019