Mail TO

MAIL TO:
VANDERPOOL LAW
256 SEABOARD LANE G-104
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 210356 DEEDWARRSP
03/27/2019 09:27:35 AM 5 pgs
Fees: $28.00 Taxes: $614.48

20190327-0027493

Commitment Number: 190715752
Seller's Loan Number: 602400183

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:
NISAR AHMAD MOHAMMADI, 6765 SUGAR HILL DRIVE, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13614002700

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the March 13, 2019, by and between **OCWEN LOAN SERVICING, LLC**, whose mailing address is **5720 PREMIER PARK DRIVE, WEST PALM BEACH, FL 33407**, hereinafter grantor, and party of the first part, for $166,077.00 (One Hundred Sixty Six Thousand Seventy Seven Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **NISAR AHMAD MOHAMMADI**, hereinafter grantee, party of the second part, whose tax mailing address is **6765 SUGAR HILL DRIVE, NASHVILLE, TN 37211**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $166,077.00 (One Hundred Sixty Six Thousand Seventy Seven 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 **545 Castlegate Drive, Nashville, TN 37217**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Substitute Trustee's Deed recorded at Instrument No. 20190208-0012159 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 13614002700

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.

Exhibit A

Property located in the County of Davidson, Tennessee: Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Castlegate, Section I, of record in Plat Book 4460, Page 115, Register's Office for said County. BEING THE SAME PROPERTY AS CONVEYED FROM MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee TO Ocwen Loan Servicing, LLC. AS DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED, DATED 02/07/2019, RECORDED 02/08/2019, IN INSTRUMENT# 20190208-0012159, DAVIDSON COUNTY RECORDS. Tax ID: 13614002700

Executed by the undersigned on March 13, 2019:

OCWEN LOAN SERVICING, LLC

By: _____

Name: William Major

Its: Mayer

STATE OF Texas

COUNTY OF Dallas

Before me, Mary Ann McCarty, a Notary Public of said State and County aforesaid, personally appeared William Majors its Manager on behalf of **OCWEN LOAN SERVICING, LLC** 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 William Majors of Ocwen Loan Servicing, LLC the within named Grantor, Party of the First Part and Bargainor, a LLC corporation, and that he or she as such HE, executed the foregoing instrument for the purpose therein contained, by signing the name of LLC Inc., by himself or herself as such Himself,.

Witness my hand and seal, this 13th day of March, 20 19

_____
Notary Public

My Commission Expires 11.20.19

MARY ANN MCCARTY
Notary Public, State of Texas
Comm. Expires 11-20-2019
Notary ID 130447710

State of Tennessee
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $166,077.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 25th day of March, 2019.

Affiant

Joe White
Print Name

(Seal)

Notary Public

My commission expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

Jim R Vanderpool
Print Name

CTIC# _____