SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE 2008

Notary Public

MY COMMISSION EXPIRES: 1-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RESOURCE TITLE AGENCY
3931 Gallatin Pike, Suite B, Nashville, TN 37216
615-782-8115

RT6055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdy S. Botros and Eman Y. Gony	SAME AS NEW OWNER	149-03-0-A 099.00 CO
(NAME)	(NAME)	
2917 Splitoak Trail		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Avelo Mortgage, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Magdy S. Botros and wife Eman Y. Gony,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Lot No. 56 on the Plan of Section Four Chelsea Village Addition, of record in Plat Book 9700, Page 110, Register's OFfice for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Hook, an unmarried man, by Cash Deed for Tennessee, from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated May 23, 2005 and recorded May 31, 2005 in Instrument Number 20050531-0060815, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Avelo Mortgage, LLC by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated February 8, 2008 and recorded February 12, 2008 in Instrument Number 20080212-0013988, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 2917 Splitoak Trail Antioch 37013
improved

(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Magdy S. Botros and Eman Y. Gony, and his/her/their assigns, forever.

Said Avelo Mortgage, LLC., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 05/25/08 10:49 2 pg
Fees:13.00 Taxes:407.00
20080625-0065330

IN WITNESS WHEREOF, the said Avelo Mortgage, LLC, has executed this deed this 28th day of May, 2008

Avelo Mortgage, LLC

By Brighton Real Estate Services, LLC
as Attorney In Fact
By: Natalie Lavin
Its: VP 5-27-08

STATE OF UTAH

COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Natalie Lavin, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the V.P. of Brighton Real Estate Services, the Attorney in Fact of said Avelo Mortgage, LLC., the within named bargainor, and that he/she as such V.P., being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number __ _____ of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 28th day of May, 2008

Notary Public

My Commission expires: 1-30-2012

CALLIE JEPSEN
NOTARY PUBLIC-STATE OF UTAH
300 E. 500 S. #200
SALT LAKE CITY, UT 84111
COMM. EXP. 01-30-2012

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT6055