# SPECIAL WARRANTY DEED

KAREN WINKLER 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 $130,000.00

Boo Kuvegod
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF May 2009

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9-3-2012
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Magdy Shenoda | Same as New Owner | 176-01-0-A 028.00 CO / |
| (NAME) | (NAME) | |
| 5196 Singing Hill | | |
| (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, Aurora Loan Services, LLC , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Magdy Shenoda, Married

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:

Being Lot 28, on the plan of The Estates of Hickory Woods, as shown on plat of record in Instrument Number 20010412-0036163, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael J. Blosser and Flora F. Blosser, husband and wife, by Special Warranty Deed from CTX Mortgage Company, LLC dated August 11, 2004 and recorded August 20, 2004 in Instrument Number 20040820-0101045, Register's Office for Davidson County, Tennessee, AND; Being the same property conveyed to Michael Blosser and Flora F. Blosser, husband and wife, by Warranty Deed from Michael Blosser (who acquired title as Michael J. Blosser) and Flora F. Blosser, husband and wife, dated (information not provided) and recorded April 23, 2007 in Instrument Number 20070423-0048203, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aurora Loan Services, LLC by Substitute Trustee's Deed from Nationwide Trustee Services, Inc. dated December 4, 2008 and filed for record on December 15, 2008 at Instrument No. 20081215-0119996, 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 5196 Singing Hill 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 Shenoda, and his/her/their assigns, forever.

Said Aurora Loan Services, 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.

BILL GARRETT, Davidson County
Trans:T20090035179 DEEDWARR
Recvd: 05/28/09 14:15 2 pgs
Fees:13.00 Taxes:481.00

20090528-0049130

IN WITNESS WHEREOF, the said Aurora Loan Services, LLC, has executed this deed this 20th day of April, 2009

Aurora Loan Services, LLC

by LPS Asset Management Solutions, as attorney in fact

Norma J. Dudgeon AVP

STATE OF Colorado

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Norma J. Dudgeon, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of LPS Asset Management Solutions, the Attorney in Fact of said Aurora Loan Services, LLC, the within named bargainor, and that he/she as such AVP, 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 20090226-0017052 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 20th day of April, 2009

Notary Public

My Commission expires: _____

SHALEEN M. MAUSER
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires 2-13-13

**RETURN TO:**

**2630 Elm Hill Pike #350**
**Nashville, TN 37214**
**Phone: 615-782-8115 Fax: 615-782-8118**

**RT9075**