RL

# 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 $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE 2009

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

RT9225

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Osama Abdalla and Nevin Samaan | Same as new Owner | 164-13-0-A 021.00 CO / |
| (NAME) 205 Daffodil Court | (NAME) | |
| (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 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Osama Abdalla, A married person and Nevin Samaan, A married person

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 No. 70 on the plan of Final Plat, Phase Three, Treehaven Subdivision, a Planned Unit Development, of record in Instrument Number 20040913-0110149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.***

***Being the same property conveyed to Eric D. Jackson Sr. and Wanda Jackson, Husband and Wife, by Warranty Deed from Capitol Homes, Inc. dated March 31, 2005 and recorded April 8, 2005 in Instrument Number 20050408-0038722, Register's Office for Davidson County, Tennessee.***

***Being the same property conveyed to Aurora Loan Services by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated December 30, 2008 and recorded February 9, 2009 in Instrument Number 20090209-0010989, re-recorded simultaneously herewith in Instrument No. 20090707-0063321 said Register's Office.***

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 improved ☒ property, known as 205 Daffodil Court (House Number, (Street)) Antioch (City or Town) 37013 (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 Osama Abdalla and Nevin Samaan, and his/her/their assigns, forever.

Said Aurora Loan Services 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:T20090045482 DEEDWARR
Recvd: 07/07/09 11:37 2 pgs
Fees:13.00 Taxes:555.00

20090707-0063322

IN WITNESS WHEREOF, the said Aurora Loan Services, has executed this deed this ~~19th~~ 3rd June day of ~~May~~, 2009

Aurora Loan Services by LPS Asset Management Solutions, Attorney in Fact

By

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, AVP 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, 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 ~~19th~~ 3rd day of ~~May~~ June, 2009

C.A. C.A.

Notary Public

My Commission expires: 6/26/09

CHERYL A. ANDERSON NOTARY PUBLIC STATE OF COLORADO

RETURN TO:

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

RT9225