SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120060781 DEEDWARRSP
Recvd: 08/15/12 09:59 2 pgs
Fees:13.00 Taxes:499.50
20120815-0072950

Rutherford County Tennessee Notary Public State of Rebecca A. Dohoda

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

X Mina Abdelsayed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/23/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Birchfield Title, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mina Abdelsayed	US Bank National Association	174010A05400CO
(NAME)	(NAME)	
1213 Anduin Avenue	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Housing Development Agency**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mina Abdelsayed, a single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 44, on the Plan of First Amendment, Rivendell Woods, Phase 1, Section 1, according to plat and survey appearing of record in Instrument Number 20070329-0037618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Soran Qaradadhi and Galan Qaradadhi by Warranty Deed from Ole South Properties, Inc. dated October 17, 2007 of record in Instrument No. 20071029-0127483, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from J. Phillip Jones as Substitute Trustee dated February 3, 2012 of record in Instrument No. 20120207-0011038, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters on the Plan of record in Instrument No. 20070329-0037618; Restrictive covenants contained in an instrument of record in Instrument No. 20070607-0068416 and as amended in Instrument No. 20080722-0074876; Easement of record in Instrument No. 20070522-0061016, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1213 Anduin Avenue, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 13th day of August, 2012.

TENNESSEE HOUSING DEVELOPMENT AGENCY

By: Laura B. Sinclair, Senior Director

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Laura B. Sinclair with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Senior Director of Tennessee Housing Development Agency and that she as such Senior Director executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Senior Director.

WITNESS my hand and seal this 13th day of August, 2012.

Notary Public

My Commission Expires: My Commission Expires November 5, 2014

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birchfield Title, LLC
1535 W. Northfield Blvd, Ste 16
Murfreesboro, TN 37129