Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120080613 DEEDWARRSP
Recvd: 10/24/12 08:54 4 pgs
Fees:23.00 Taxes:70.30
20121024-0097333

This Instrument Prepared By and ~~Return to:~~	Name and Address of Property Owner:	Property Address:
James C. Cotey, Esq. Stites & Harbison, PLLC SunTrust Plaza 401 Commerce Street, Suite 800 Nashville, TN 37219	Magdi Hanna and Mary T. Mohareb 3928 Stephens Ridge Way Antioch, Tennessee 37013-4582	4265 Sandstone Drive Antioch, Tennessee 37013
Mail Tax Bills to: Magdi Hanna and Mary T. Mohareb 3928 Stephens Ridge Way Antioch, Tennessee 37013-4582	Fees and Taxes:$___ Recording Reg. Fee: $___ Transfer Tax: $___ Total: $___	Tax Parcel IDs#: 164-10-0A-243.00-CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 18th day of October, 2012, by and between CRM CENTRAL PROPERTIES, LLC, a Georgia limited liability company ("Grantor") and MAGDI HANNA and wife, MARY T. MOHAREB ("Grantee");

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See **Exhibit A** attached hereto and made a part hereof.

Being part of the same property conveyed to Grantor by Deed recorded as Instrument No. 20091118-0106282 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances otherwise set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters

of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

CRM CENTRAL PROPERTIES, LLC,
a Georgia limited liability company

By: CRM Properties Manager, LLC,
a Georgia limited liability company,
its sole member

By: _____

Print Name: Tim Laumakis

Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Tim Laumakis, with whom I am personally acquainted, and who upon oath acknowledged himself to be Vice President of CRM Properties Manager, LLC, a Georgia limited liability company, as sole member of CRM Central Properties, LLC, the within named bargainor, a Georgia limited liability company, and that he as such Vice President of CRM Properties Manager, LLC, as sole member of CRM Central Properties, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of CRM Properties Manager, LLC, as sole member of CRM Central Properties, LLC by himself as Vice President.

WITNESS my hand and official seal at office this 16th day of October, 2012.

Karen D. Pulley
NOTARY PUBLIC Karen D. Pulley

My Commission Expires: 2-1-2016

KAREN D PULLEY
Notary Public
Franklin County
North Carolina
My Commission Expires Feb 1, 2016

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 $19,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this 18 day of October, 2012.

Notary Public

My Commission Expires:

8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Final Plat Village Five, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20051103-0133115, of the Register's Office, to which plat reference is hereby made for more complete details of said lot.

BEING part of the same property conveyed to CRM CENTRAL PROPERTIES, LLC by Successor Trustee's Deed dated October 27, 2009 from ROBERT C. GOODRICH JR., SUCCESSOR TRUSTEE, and of record as Instrument No. 20091118-0106282 in the Register's Office for Davidson County, Tennessee.