BILL GARRETT, Davidson County
Trans:T20130037795 DEEDWARRSP
Recvd: 05/07/13 08:06 3 pgs
Fees:18.00 Taxes:425.50
20130507-0045706

**THIS INSTRUMENT PREPARED BY & RETURN TO:**
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

**THIS INSTRUMENT PREPARED BY & RETURN TO:**

Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

# SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 19th day of April, 2013, by and between **Federal National Mortgage Association** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Adam Rizk and Heba Botros,** party of the second part located at 1121 Bell Road, Apt. 247 Antioch, TN 37013;

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 300 on plan of Phase III, Piccadilly Square, of record, in Book 6250, pages 892-894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Property: 620 Cavendish Ct Antioch TN 37013**
**Parcel ID No.: 149 01 0B 037.00**

The Last recorded Deed was filed of record as Instrument # 20121029-0098763 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Federal National Mortgage Association,** has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

**Federal National Mortgage Association**
**By Johnson & Freedman, LLC, as**
**Attorney-in-Fact by POA recorded at**
**Instrument No. 09130828, Shelby**
**County, Tennessee Register of Deeds**

ATTORNEY, Attorney in Fact
BY: ATTORNEY

TITLE: Associate

STATE OF GEORGIA

COUNTY OF DEKALB

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Amy Roebuck of Johnson & Freedman, LLC as Attorney-in-Fact for **Federal National Mortgage Association**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of Johnson & Freedman, LLC as Attorney-in-Fact of **Federal National Mortgage Association,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 23rd day of April, 2013

Sabrina A. Cooper
Notary Public

My Commission
Expires:

SABRINA A. COOPER NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 30, 2016

**********

Property: 620 Cavendish Ct Antioch TN 37013
Parcel ID No.:
File Number: FNM2012113230TN1

Mail Tax Notices To and Property Owner:

Adam Rizk & Heba Batras
~~[redacted]~~ 620 Cavendish Ct
Antioch, TN 37013

I, or we, 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 $ 115,000 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 23rd day of April, 2013

Notary Public

My Commission

SABRINA A. COOPER NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 30, 2016