#7145

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Esq. Hardison & Hay, Attorneys at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Mohammad H. Sayed 2581 Karlow Dr. Antioch TN 37013	Mohammad H. Sayed 2581 Karlow Dr. Antioch TN 37013

SPECIAL WARRANTY DEED

This indenture is made and entered into this 7th day of June, 2013 between HERITAGE BANK & TRUST (hereinafter referred to as "GRANTOR") and Mohammad Hashim Sayed married (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being more particularly described as follows:

Lot 15, Plan of Oakwood Terrace Subdivision, Section One, as shown by a map of record in Plat Book 4460 at pages 54-55 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Heritage Bank & Trust by instrument of record in Instrument 20130423-0040119 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 148.08-0-017.00

Property Address: 4543 Artelia Drive, Antioch, TN 37013

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

BILL GARRETT, Davidson County
Trans:T20130053635 DEEDWARRSP
Recvd: 06/25/13 09:47 4 pgs
Fees:18.00 Taxes:168.35
20130625-0065078

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said tract or parcel of real property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said real property to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Except for the limited warranty of title herein contained, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS I RULES I ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF

REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS r INCLUDING THE DISPOSAL OR EXISTENCE r IN OR ON THE PROPERTY, OF ANY PETROLEUM HYDROCARBONS, RADON GAS OR HAZARDOUS MATERIALS, SUBSTANCES OR WASTES AS DEFINED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS. EXCEPT FOR THE LIMITED WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN, GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

HERITAGE BANK & TRUST

BY: Bobby C. Daniels

PRINTED NAME: Bobby C. Daniels

TITLE: Vice President Lending

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Bobby Daniels, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the VP-Lending of Heritage Bank & Trust, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by him or herself as such officer.

Witness my hand and seal at office in the aforesaid state and county this 21st day of June, 2013.

Notary Public:
Commission Expires:

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-23-2014

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $45,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 21st DAY OF June, 2013.

SEAL

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

NOTARY PUBLIC
COMMISSION EXPIRES: