File No. 213322

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00 AD

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

BILL GARRETT, Davidson County
Trans:T20130083687 DEEDWARRSP
Recvd: 09/27/13 10:21 2 pgs
Fees:13.00 Taxes:166.50
20130927-0101690

THIS INSTRUMENT WAS PREPARED BY
Solomon Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Girgis Youssef and Khairy Abdelmasih	Girgis Youssef and Khairy Abdelmasih	15003011400
(NAME) 3118 Justin Towne Court	(NAME) 4723 Andrew Jackson Pkwy	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, it's successors, **Tennessee Housing Development Agency**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Girgis Youssef and Khairy Abdelmasih**, HEREINAFTER CALLED THE GRANTEES, their HEIRS AND 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 Lot No. 27A on the Plan of Zone Lot Division, Lots 5, 27, 28 & 31, Justin Towne, Section Two of record in Plat Book 5200, Page 459, amended in Plat Book 5200, Pages 535 & 536, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela Bruce by Deed from Dorothea Shearon and Thane Shearon of record at Instrument No. 20070504-0053869, Register's Office for Davidson County, Tennessee, dated 4/30/2007 and recorded on 5/4/2007.

Being the same property conveyed to Tennessee Housing Development Agency by Deed from J. Phillip Jones, Substitute Trustee of record at Instrument No. 20130215-0015800, Register's Office for Davidson County, Tennessee, dated 2/8/2013 and recorded on 2/15/2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 459 and amended in Plat Book 5200, Pages 535 & 536; Restrictions of record in Book 6069, Page 33, in the 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 3118 Justin Towne Court, 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 GRANTEES, their heirs and 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 does hereby covenant with GRANTEES that GRANTOR 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 does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 20th day of September, 2013.

Tennessee Housing Development Agency

By: Lindsay Hall

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Lindsay Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the SF Programs Senior Director of Tennessee Housing Development Agency, the within named bargainor, an Tennessee Corporation, and that he/she as such representative, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation, by himself/herself as SF Programs Senior Director.

Witness my hand and official seal, this the 20th day of September, 2013.

Notary Public

My Commission Expires:

My Commission Expires:
November 5, 2014

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 213322
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 16
MURFREESBORO, TN 37129