BILL GARRETT, Davidson County
Trans:T20130089761 DEEDWARRSP
Recvd: 10/18/13 09:02 6 pgs
Fees:33.00 Taxes:210.90
20131018-0108893

This document prepared by:
Allison Bourke
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.
T2L: 13-38013A

$57,000.00

SPECIAL WARRANTY DEED

This Deed, made the 26th of September, 2013, by and between **LNV Corporation**, a Nevada corporation, as first party, and **Hafez Ghobrial and Mariam Makar**, husband and wife, tenancy by the entirety, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

Being Lot No. 5 on the Plan of Towne Village of the Country, Section 1, which is of record in Book 5200 Page 55 and 56, Registers Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Municipal Address: 3113 Towne Village Road, Antioch, Tennessee 37013
Parcel Number: 150.06-0-112.00

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by SUBSTITUTE TRUSTEE'S DEED of Property from Guillermi Gomez to LNV Corporation dated February 14, 2013 and recorded February 18, 2013 as INSTR NO 20130219-16175, of the official records of Davidson County, Tennessee.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

LNV Corporation

By: _____
Kent Twitchell, Attorney in Fact

LNV CORPORATION CORPORATE SEAL 2008 NEVADA

STATE OF TEXAS
COUNTY OF Collin, to wit:

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, Kent Twitchell, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be Kent Twitchell (or other officer authorized to execute the instrument) of **LNV CORPORATION**, the within named bargainor, a corporation, and that such Kent Twitchellor officer as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **LNV Corporation.**

Witness my hand and seal, at office this 26th day of September, 20 13.

My commission expires: 6/4/14

_____
Notary Public

NOTARY PUBLIC STATE OF TEXAS
BRANDON HOWELL
My Commission Expires
June 4, 2014

Property Owner & Address: **Hafez Ghobrial and Mariam Makar**

3409 Whitesail ct
Antioch TN 37013

Tax Parcel No.: **150.06-0-112.00**

Mail Tax Bill to: **Hafez Ghobrial and Mariam Makar**
3113 Towne Village Road
Antioch, TN 37013

STATE OF TENNESSEE

COUNTY OF Davidson **, to wit:**

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **FIFTY SEVEN THOUSAND AND 00/100 ($57,000.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Hafez Ghobrial
Hafez Ghobrial

Mariam Makar
Mariam Makar

SUBSCRIBED AND SWORN TO before me this 8th day of October 2013

MY COMMISSION EXPIRES
MARCH 1, 2016

My commission expires:_____

Jana Drury
Notary Public

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

01/15/2013 12:53:37 PM

201300014357
POA 1/2

When Recorded Mail To:

MGC Mortgage, Inc.
7195 Dallas Parkway
Plano, TX 75024

LIMITED POWER OF ATTORNEY

From time to time LNV Corporation ("LNV") may permit MGC Mortgage, Inc. to service certain residential mortgage loans owned by LNV with an unpaid principal balance of less than $1 million (the "Mortgage Loans"). In order to facilitate such servicing, LNV hereby constitutes and appoints Kent Twitchell, Senior Vice President of MGC Mortgage, Inc., (provided that such person continues to hold such corporate office), as its true and lawful attorney-in-fact, and in its name, place and stead and for its use and benefit, to execute and acknowledge all documents for the purpose of (i) procuring, preparing, completing and recording any mortgage, deed of trust or similar security instrument ("Mortgage") and any assignment of Mortgage or reconveyance or release instrument which is required (a) for the proper servicing of the related Mortgage Loan or otherwise necessary to cure any defect in the chain of title, (b) to ensure that record title to the Mortgage Loan vests in LNV or LNV's designee, and (c) for any other transfer of record title which is required with respect to the Mortgage Loans or the underlying security interest related to each Mortgage Loan; (ii) ensuring that each promissory note related to each Mortgage Loan has been properly endorsed to LNV or LNV's designee; (iii) curing any defects associated with any other document or instrument with respect to a Mortgage Loan related to the servicing thereof; (iv) pursuing, prosecuting and defending foreclosures (or other comparable conversions to ownership), ejectments, evictions, bankruptcies, suits and other related matters with respect to properties subject to the Mortgage Loans (the "Mortgage Properties"); (v) executing, without recourse of any kind to LNV, all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign Mortgage Properties acquired by LNV, either by foreclosure or by deed in lieu of foreclosure; (vi) taking such further actions as are deemed necessary or required to service, administer and enforce the terms of the Mortgage Loans; and (vii) endorsing checks, drafts and other evidences of payment made payable to LNV regarding the Mortgage Loans.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all things requisite, necessary, and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, as if the undersigned were personally present. This Limited Power of Attorney is executed and is effective as of this 11th day of January, 2013, and expires on the first anniversary date thereafter. Notwithstanding anything to the contrary herein, this Limited Power of Attorney may be revoked at any time.

Any photocopy or other reproduction of this Limited Power of Attorney may be used, accepted and relied upon in lieu of the original hereof for the purpose of recording, filing or otherwise.

LNV Corporation

By: _____
Name: Jacob Cherner
Title: Executive Vice President

WITNESS

By: _____
Name: Stephen J. Costas
Title: General Counsel

WITNESS:

By: _____
Name: Melissa Cobb
Title: Counsel

STATE OF TEXAS)
)
COUNTY OF COLLIN)

On this 11th day of January in the year 2013 before me, Terri S. Weiss, a Notary Public of said state, duly commissioned and sworn, personally appeared Jacob Cherner, Stephen J. Costas, and Melissa Cobb, known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument on behalf of LNV Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affirmed my official seal the day and year in this certificate first above written.

_____
Notary Public

NOTARY PUBLIC STATE OF TEXAS
TERRI S. WEISS
My Commission Expires
November 21, 2014

THIS AREA FOR RECORDER'S USE ONLY

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
01/15/2013 12:53:37 PM
$20.00



201300014357

THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.
I hereby certify on

JAN 15 2013



COUNTY CLERK, Dallas County, Texas

By_____ Deputy