Prepared By and Return to:
Howard W. Wilson
Advance Title Services, LLC
239 John R. Rice Blvd., Ste C
Murfreesboro, TN 37129

FHA Case # 483-405650

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Nashwa Eid	Nashwa Eid	164100A047.00
(Name)	(Name)	
4208 Sandstone Drive	1201 Concord Hunt Drive	
(Address)	(Address)	
Antioch, TN 37013	Brentwood, TN 37027	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ("Grantor"), in favor of NASHWA EID, A MARRIED PERSON, ("Grantee").

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Five Thousand One Hundred and 0/100 Dollars ($135,551.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Rutherford County, Tennessee, and being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130102007 DEEDWARRSP
Recvd: 12/04/13 15:08 3 pgs
Fees:18.00 Taxes:501.54
20131204-0123718

Signed, sealed and delivered in the presence of:

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: Ofori & Associates, PC

By: _____
Authorized Signatory

State of Georgia
County of Fulton

On the 27 day of November, 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade II with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be a authorized signatory of Ofori & Associates, PC, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainor, and that he/she as such authorized signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as an authorized signatory.

My Commission Expires: 3/14/17

TERRI L. JAMES NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES MAR 14 2017

_____
Notary Public

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,551.00, 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 2 day of December, 2013.

My Commission Expires: 2-17-14

_____
(Seal)
Notary Public

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

DB1/ 67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"
[INSERT LEGAL DESCRIPTION]

BEING all of Lot No. 160, Village One, Summerfield, according to plat and survey of same appearing of record in Plat Instrument Number 20000211-0014170, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Secretary of Housing and Urban Development, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., dated 07/22/2013, appearing of record in Instrument Number 20130724-0076382, of the Register's Office of Davidson County, Tennessee.