BILL GARRETT, Davidson County
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BEDFORD, TX 76022
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After Recording Return To:
Broker Title & Escrow LLC
58 Music Square West
Nashville, TN 37203

Map & Parcel:
151-09-0B-036.00-CO

This instrument prepared by:
Lance Knight, Esq., P.O. Box 1297, Hurst, Texas 76053-1297 - Phone: (817) 510-3113 and Kerissa Hollis, Esq., Tennessee State Bar Number: 019434

PREPARER NOT RESPONSIBLE FOR CLOSING

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)

Property Owner:
Reda Fahmy
5204 SUNSAIL DRIVE, ANTIOCH, TN 37013

Send Tax Bills To:
Reda Fahmy
5204 SUNSAIL DRIVE, ANTIOCH, TN 37013

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 13th day of May, 2014, between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 ("**GRANTOR**"), and **Reda Fahmy**, a single person as sole owner whose tax-mailing address is **5204 SUNSAIL DRIVE, ANTIOCH, TN 37013** ("**GRANTEE(S)**").

WITNESSETH

That Grantor, for and in consideration of the sum of **$138,000.00 (One Hundred Thirty-Eight Thousand Dollars and Zero Cents)** in hand paid by Grantee(s), the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee(s) the following described premises of real property, to wit:

Land in Davidson County, Tennessee, being Lot Number 36, on the Plat of Phase I-A Revision One, Lakeside Cove at Percy Priest, of record in Instrument Number 20041202014540, a revision of Instrument Number 20041020001263 12, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY RECORDED AT 20140107-0001862, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 5204 SUNSAIL DRIVE, ANTIOCH, TN 37013

The above description is provided by agent for Grantor.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee(s). Grantor covenants with the said Grantee(s) that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee(s).

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and defend the title to the Property to the said Grantee(s) against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 13th day of May, 2014.

THE SECRETARY OF VETERANS AFFAIRS, An officer of the United States of America

By: ABrent

Ashley Brent, AVP

Printed Name **Title**

By the Secretary's duly authorized property Management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

STATE: Texas

COUNTY : Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME on this date, before me personally appeared Ashley Brent, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 13th day of May, 2014.

SHANE E. HURLEY
Notary Public, State of Texas
My Commission Expires
April 15, 2017

SEHurley

NOTARY PUBLIC My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 135,000.00.

Affiant

Subscribed and sworn to before me this 23 day of July, 2014.

GREG FAIRBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

NOTARY PUBLIC My Commission Expires

Commitment Number: REO 54481