Davidson County DEEDWARRSP
Recvd: 08/14/14 13:05 3 pgs
Fees:18.00 Taxes:636.40
20140814-0073567

Revised 01/02/92
TN (Conventional)

HUD Case No.483-469756

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument was prepared by:
Logos Realty Closing Services, Inc.
215 2nd Ave. North, Ste. 200
Nashville, TN 37201

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C., a corporation organized under and existing pursuant to the laws of the United States,** does hereby bargain, sell, transfer and convey unto **Ashraf Samaan and wife, Merya Samaan** and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled Ransom Park, Section Three, of record as Instrument No. 20030718-0101335, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., by deed from ARNOLD M. WEISS, SUBSTITUTE TRUSTEE, of record as Instrument No. 20140502-0037643, dated September 5, 2013, said Register's Office

The property is commonly known as **2804 Evergreen Ridge Pt, Nashville, TN 37217**

Map & Parcel: 135-10-0C-068.00 CO

NEW OWNER: **Ashraf Samaan and Merya Samaan**
2804 Evergreen Ridge Pt
Nashville, TN 37217
SEND TAX BILLS TO: **US Bank NA**
3301 Rider Trail
Earth City, MO 63045

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, **Ashraf Samaan and wife, Merya Samaan** and their assigns, forever.

Grantee, **Ashraf Samaan and wife, Merya Samaan** , whose address **2804 Evergreen Ridge Pt, Nashville, TN 37217,** is responsible for the payment of real property taxes on subject property.

Said Secretary of Housing and Urban Development, Washington D.C. warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

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 assignes by: Pemco Limited

By: _____
Authorized Signatory

State of GA
County of COBB

On the 7 day of August, 2014, before me the undersigned Notary Public of the State and County aforesaid appeared Justin Irwin 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 Pemco Limited , said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainor, and that h/she as such authorized signatory being authorized so to do, 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: _____

_____ Notary Public

SHARON LEE
COBB COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 21, 2015

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and believe, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$172,000.00**, 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 13 day of August , 2014.

My Commission Expires: ~~MAR 0 8~~ 2016

_____
Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

