SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of ~~October~~ november, 2014 by and between Flagstar Bank, FSB, party of the first part, and Nabil Gerais* party of the second part.
* and Sanaa Barsoum, husband and wife

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, Tennessee:

Lot 7, The Estates of Hickory Woods Subdivision, as shown on plat of record at Instrument No. 20030402-0043588, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20140226-0016253, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements and other matters of record including at Instrument No. 20030402-0043588; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20010814-0087812 and Charter of record at Instrument No. 20010809-0085970, in the Register's Office of **Davidson** County, Tennessee; year 2014 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons *claiming by, through or under party of the first part, but not further or otherwise.*

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Flagstar Bank, FSB
By: Selene Finance, LP, as attorney in fact
By: _____
Printed Name: Dan Shimmin
Title: Senior Vice President

BILL GARRETT, Davidson County
Trans:T20140087866 DEEDWARRSP
Recvd: 11/21/14 12:34 2 pgs
Fees:13.00 Taxes:604.95
20141121-0107450

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Dan Shimmin, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Senior Vice President of Selene Finance, LP, which caused this instrument to be executed on behalf of Flagstar Bank, FSB, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of Flagstar Bank, FSB.

WITNESS my hand, at office, this 8 day of October, 2014.

Notary Public

Commission Expiration: _____

JANICE LEDET
My Commission Expires
July 11, 2018

PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120
F3220346

PROPERTY ADDRESS:
5112 Singing Hills Drive
Antioch, TN 37013

PARCEL ID NUMBER: 176010A00700C

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
5112 Singing Hills Drive
Antioch, Tn. 37013

State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$163,500.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 19th day of ~~October~~ November, 2014.

Notary Public

Commission expiration: 2-5-17

STATE OF TENNESSEE NOTARY PUBLIC