BILL GARRETT, Davidson County
Trans:T20140093449 DEEDWARRSP
Recvd: 12/15/14 10:21 3 pgs
Fees:18.00 Taxes:270.10
20141215-0114346

State of Georgia
County of Gwinnett

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 $73,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant as Agent

Subscribed and Sworn to before me this 10th day of December, 2014.

Notary Public
My Commission Expires: (Affix Seal)

JASON E. THURBER NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA Aug. 6, 2016

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Osama Sefna and Emad A. Samy 500 Bell Trace Ct. Antioch, TN 37013	807 Aeolia Drive Antioch, TN 37013	Osama Sefna and Emad A. Samy 500 Bell Trace Ct. Antioch, TN 37013

MAP PARCEL NO.:
148 12 0 158.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

SELENE FINANCE, LP

Whose Address is 150 Allegheny Center Mall, Pittsburgh, PA 15212

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

OSAMA SEFNA AND EMAD A. SAMY, ~~both unmarried persons~~ a married man a married man

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2014 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, Bank of America, N.A. and Selene Finance, LP, 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.

By: Selene Finance, LP
Printed Name: Jason Burr
Title: Assistant Vice President of Selene Finance, LP

State of Texas
County of Harris

Before me, Janice Ledet, of the state and county mentioned, personally appeared Jason Burr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the AVP of Selene Finance LP, the within named bargainor, a corporation, and that he/she/they as such AVP, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Jason Burr as AVP.

Witness my hand and seal, at office, this 5 day of Dec, 2014

Notary Public

My Commission Expires:

JANICE LEDET
My Commission Expires
July 11, 2018

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE AND IMPROVE THEREON, BUT NO FURTHER OR OTHERWISE, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

PROPERTY KNOWN AS 807 AEOLIA DRIVE, ANTIOCH, TN 37013, DAVIDSON COUNTY. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 180, HAZELWOOD, SECTION 8, AS OF RECORD IN BOOK 3842, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. IN SUBSTITUTE TRUSTEE'S DEED DATED MAY 9, 2014 AND RECORDED AT INSTRUMENT NUMBER 20140521-0043711, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.