BILL GARRETT, Davidson County
Trans:T20150000650 DEEDWARRSP
Recvd: 01/05/15 12:51 3 pgs
Fees:18.00 Taxes:462.50
20150105-0000803

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Nawar Ayad and Mariam Youssef ~~1040 Glastonbury Rd~~ ~~Nashville, TN 37217-1746~~ 701 Piccadilly Row, Antioch, TN 37013	~~New Owner~~ US Bank 4801 Frederica St. Owensboro, KY 42801	~~227 00CO~~ 135140A22700CO

This Indenture, made on the 10th day of December, 2014, by and between the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington D.C. 20420, hereinafter referred to as **GRANTOR**, and Nawar Ayad and Mariam Youssef, married, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to **GRANTEE** the following described real estate, situated in the County of Davidson, State of Tennessee:

Being Lot Number 227 on the Final Plat of Pinnacle Point Subdivision, Phase Five of record in Book 8250, Page 842, and Amended in Book 11114, Page 958, 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 The Secretary of Veterans Affairs by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated September 19, 2014, and recorded September 22, 2014, in Instrument # 20140922-0086426, Register's Office of Davidson County, Tennessee.

This conveyance is being made subject to:

1. Any unpaid real property taxes.
2. All matters of record.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

This is improved property known as 701 Picadilly Row, Antioch, TN, 37013.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 11th day of December, 2014.

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

Printed Name: Ashley Brent

Title: AVP

STATE OF Tennessee)
Davidson COUNTY)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $125,000.00

NAWAR AYAD
Affiant

Sworn to and subscribed before me this 31st day of December, 2014.

Patricia Nicholls
Notary Public

My Commission Expires:
8/23/16

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Texas)
Denton COUNTY)

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 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 16th day of December, 2014.

S E Hurley
Notary Public
My term expires:

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

This deed was prepared by Valerie M. Webb, TN Bar No. 018953, who certifies that it is in a form that is in accordance with applicable local, state and federal law.