AFTER RECORDING RETURN TO:
FIRST TITLE & ESCROW
7361 CALHOUN PLACE #200
ROCKVILLE, MD 20855
File No. T-125282

1 OF 3

BILL GARRETT, Davidson County
Trans:T20150012113 DEEDWARRSP
Recvd: 02/19/15 08:29 4 pgs
Fees:23.00 Taxes:543.90
20150219-0014243

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 150-16-0-A-022.00 CO

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 20 day of JANUARY, 2015, by and between **LPP MORTGAGE LTD**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 6000 LEGACY DRIVE, PLANO, TX 75024 hereinafter referred to as Grantor(s) and **EMAD A. KHALIL, A** MARRIED MAN **PERSON, AS SOLE OWNER**, a mailing address of 345 MILLWOOD DR, NASHVILLE, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED FORTY SEVEN THOUSAND AND 00/100 ($147,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20141030-0100005, Recorded: 10/30/2014

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 20 day of January, 2015.

LPP MORTGAGE LTD, BY KENT TWITCHELL, ITS ATTORNEY-IN-FACT

BY: _____
NAME: KENT TWITCHELL
TITLE: ATTORNEY-IN-FACT

STATE OF Texas

COUNTY OF Collin

Before me, Manuel Joe Ramos, a Notary Public, of the state and county mentioned, personally appeared KENT TWITCHELL ATTORNEY-IN-FACT FOR LPP MORTGAGE LTD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be ATTORNEY-IN-FACT FOR LPP MORTGAGE LTD, the within named bargainer who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Allen, Tx, this 20th day of Jan, 2015 or Jan 20th 2015.

1-20-15

_____
Notary Public
My Commission expires: 2-1-18

MANUEL JOE RAMOS
My Commission Expires
February 1, 2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 147,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit. 147,000.00 Purchase Price

Joni Gibbons

Joni Gibbons, Closing Agent

Subscribed and sworn to before me this 10 day of FEBRUARY 20 15.

2/10/2015

Notary ~~Public~~

My Commission Expires OCT 12, 2017

NATASHA D. SQUIRES
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
COMMISSION EXPIRES: OCT 12, 2017

Name and address for person(s) responsible for taxes:
EMAD A. KHALIL
345 Millwood Drive
Nashville, TN 37217

Name and address of property owner:
EMAD A. KHALIL
345 Millwood Drive
Nashville, TN 37217

EXHIBIT A
LEGAL DESCRIPTION

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 107 ON THE PLAN OF WINDHAVEN SHORES, SECTION 1, OF RECORD IN INSTRUMENT NO. 200302190021779, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

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BEING THE SAME PROPERTY AS TRANSFERRED BY TRUSTEE'S DEED ON 10/20/2014 AND RECORDED 10/30/2014 FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE TO LPP MORTGAGE LTD., RECORDED IN DOCUMENT NUMBER 20141030-0100005.

PROPERTY COMMONLY KNOWN AS: 2772 WINDCREST TRAIL, ANTIOCH, TN 37013