Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARRSP
Recvd: 08/31/15 15:31 3 pgs
Fees:18.00 Taxes:500.24
20150831-0088332

HUD Case No.483-375638

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 **WAEL A SAMWIL AND MANAL KHALIL, HUSBAND AND WIFE,** 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) 26, as shown on the map entitled the Plan of Ransom Village, of record in Book 7900, pages 833 and 834, 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, by deed from WILSON & ASSOCIATES, PLLC, SUCCESSOR TRUSTEE, of record in Instrument No. 20150311-0020990, dated January 27, 2014, said Register's Office.

The property is commonly known as: **641 Ransom Village Way, Antioch, TN 37013**

Map & Parcel: 135-14-0C-026.00-CO

NEW OWNER: **WAEL A SAMWIL AND MANAL KHALIL**
641 Ransom Village Way
Antioch, TN 37013

SEND TAX BILLS TO: **Farmington Mortgage, a Division of Capstar**
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

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, **WAEL A SAMWIL AND MANAL KHALIL, HUSBAND AND WIFE** and their assigns, forever.

Grantee, **WAEL A SAMWIL AND MANAL KHALIL, HUSBAND AND WIFE**, whose address 641 Ransom, Village Way, Antioch, TN 37013, 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 assignees by: Ofori & Associates, PC

By: _____
Authorized Signatory

State of Georgia
County of Fulton

On the 27 day of August, 2015 before me the undersigned Notary Public of the State and County aforesaid appeared Jennifer Lee 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 Ofori & Associates, PC , 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: 3/14/17

TERRI V. JAMES
NOTARY PUBLIC
DEKALB CO., GEORGIA
MAR 14 2017
MY COMMISSION EXPIRES

Notary Public

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 $ 135,200.00, 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 31 day of August, 2015.

My Commission Expires: MAR 08 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)

