Davidson County DEEDWARRSP
Recvd: 12/28/15 09:34 5 pgs
Fees:28.00 Taxes:499.98
20151228-0129635

Commitment Number: 3393560

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
AGAIBI FAWZEY and **AMIR GIRGIS**, 2821 Windcrest TR ANTIOCH TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 12 0A 003.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12-18, 2015, by and between **Selene Finance, LP**, whose mailing address is **9990 Richmond Ave, Houston, TX 77042**, hereinafter grantor, and party of the first part, and **AGAIBI FAWZEY** and **AMIR GIRGIS**, hereinafter grantees, party of the second part, whose tax mailing address is **2821 Windcrest TR, ANTIOCH, TN 37013**.

WITNESSETH: That for and in consideration $135,131.00 (One Hundred Thirty Five Thousand One Hundred Thirty One Dollars and Zero Cents), 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 as set forth in the **Attached Exhibit A**. Said property is commonly known as **3708 HUNTINGBORO TRL, ANTIOCH, TN 37013**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20151208-0123423, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150 12 0A 003.00

Executed by the undersigned on 12-18, 2015:

Selene Finance, LP

By: _____

Name: Stephanie McDaniel

Its: Claims Manager

STATE OF Florida

COUNTY OF Duval

Before me, Admir Imamovic, a Notary Public of said State and County aforesaid, personally appeared Stephanie McDaniel its Claims Manager on behalf of **Selene Finance, LP** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Claims Manager of Selene Finance LP the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he or she as such Claims Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of Selene Finance LP ~~Inc~~., by himself or herself as such Claims Manager,.

Witness my hand and seal, this 18 day of December 2015

_____

Notary Public Admir Imamovic My Commission Expires July 15, 2018

Admir Imamovic
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION # FF 141918
EXPIRES: JUL 15, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

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 $135,131 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of December, 2015.

Lu Ann Maloney
Affiant

Lee Ann Maloney
Print Name

(Seal)

Julie Coone
Notary Public

My commission expires:

5-24-17

Julie Coone
Print Name

CTIC# _____

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as: Land in Davidson County, Tennessee, being Lot No. 606 on the Plan of Phase II, Somerset, a Planned Unit Development of record in Plat Book 6900, Page 734, Register's Office for said County, to which reference is hereby made for a more complete description.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

