Davidson County	DEEDWARRSP
Recvd: 02/11/16 15:28	3 pgs
Fees:18.00 Taxes:240.50	
20160211-0013451	

Prepared by:
Christopher J. Thornton, PC
1661 Aaron Brenner Drive, Ste. 301
Memphis, TN 38120
File #F3465081

160512

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of December, 2015 by and between **United States of America,** party of the first part, and **Gamil K. Kamel, a married man and Magdy Moussa, a married man,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the County of **Davidson,** Tennessee:

LAND in Davidson County, Tennessee, being the south 32 feet of the east 202 feet of Block 11, on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for Davidson County, Tennessee.

SAID part of lot fronts 32 feet on the west side of 39th Avenue North and extends back between parallel lines 202 feet to a 20 foot alley.

Being the same property forfeited to party of the first part pursuant to 21 U.S.C. § 853(p) by Final Order of Forfeiture filed September 16, 2015 in the case styled "United States of America v. Russell Readus", Case No. 3:00-cr-00108, decided in the United States District Court for the Middle District of Tennessee, Nashville Division, and recorded October 10, 2015 under Instrument Number 20151005-0101254, in the Register's Office of Davidson County, Tennessee.

Grantor covenants to specially warrant the title to the property hereby conveyed against any claim or action arising from the federal case styled "United States of America v. Russell Readus", Case No. 3:00-cr-00108, decided in the United States District Court for the Middle District of Tennessee, Nashville Division, the Final Order of Forfeiture filed September 16, 2015, and recorded October 10, 2015 under Instrument Number 20151005-0101254, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record, including, without limitation, those as shown in Book 21, Page 35 in the Register's Office of **Davidson** County, Tennessee; and property taxes not yet due and payable; and matters that would be revealed by a current survey; also subject to rights of third parties in and to any manufactured housing unit which may be located upon the property;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

[CONTINUED ON FOLLOWING PAGE]

[CONTINUATION OF SPECIAL WARRANTY DEED]

WITNESS the signature of the said party of the first part pursuant to 28 U.S.C. 566 the day and year first above written.

United States of America
By: United States Marshal's Service

By: _____
Printed Name: Tracy Sinn
Title: Mgmt Program Analyst

STATE OF Virginia
COUNTY OF Arlington

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Tracy Sinn, (or proved to me on the basis of satisfactory evidence), who acknowledged herself/himself to be the Mgmt Program Analyst of **The United States Marshal's Service,** which caused this instrument to be executed on behalf of **The United States of America,** the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **The United States Marshal's Service on behalf of The United States of America.**

WITNESS my hand, at office, this 04th day of February, 2016

_____
NOTARY PUBLIC

NOTARY PUBLIC REGISTRATION #7981162 COMMONWEALTH OF VIRGINIA NICOLE R. CASTANO COMM. EXPIRES 05-31-2017

Commission expiration:_____

Return to:
Foundation Title and Escrow Series, LLC
Post Closing
277 Mallory Station Road, Suite 102
Franklin, TN 37067

Property address:
613 39TH Avenue North
Nashville, TN 37209

Tax parcel ID: 092-09-0-012

Property owner and address, and mail tax bills to:
Gamil K. Kamel and Magdy Moussa
311 Ladybird Dr
Nashville, TN 37217

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 $65,000.00, which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn before me this 9th day of February, 2016.

_____
NOTARY PUBLIC

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Commission expiration: 5-8-18

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith