Karen Johnson Davidson County
Batch# 332967 DEEDWARRSP
12/20/2019 03:46:30 PM 7 pgs
Fees: $38.00 Taxes: $1,322.01
20191220-0131764

Prepared By:
James W. Tarlton
Mainstreet Title Group, LLC
11523 Paintbrush Trail
Ste. 401e
Lakewood Ranch, FL 34202

State of TN
County of Sumner
The actual Consideration for this transfer of property is $357,300.00
Affiant

KAITLIN CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
Sworn to 12/19/19
My Commission 3/3/20
Notary

Record/Return to:
Cobb, Walker & Associates, L.P.
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
Attn: Post Closing/USMS

Cross Reference:
Instrument # 20120308-0020237
Davidson County, TN records

CATS: 19-DEA-645727
Actual Consideration: $357,300.00

Name/Address/Tax Bills
New Owner
Chong NGuyen & Hanh NGuyen
1737 Haley's Hope Ct.
Nashville, TN 37209

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the **UNITED STATES OF AMERICA**, whose address is: c/o United States Marshals Service, Asset Forfeiture Division, 1215 S. Clark Street, Arlington Virginia 22202, appearing herein through the United States Marshal's Service, the Grantor, declares and acknowledges that for the price hereinafter expressed, it has sold, conveyed and delivered, and by these presents does grant, bargain, sell, transfer, assign, set over and deliver without general warranties of title, the property herein conveyed, unto:

> **CHONG NGUYEN and HANH NGUYEN A/K/A HANH THI HONG NGUYEN,** husband and wife, as tenants by the entirety and not as tenants in common, collectively the Grantee ("Grantee"), whose tax mailing address is 6621 Beacon Land, Nashville, TN 37029,

and Grantor does hereby for and consideration of the sum of THREE HUNDRED FIFTY-SEVEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS ($357,300.00) and other good and valuable considerations to said Grantor in hand and paid by the Grantee, the receipt whereof is hereby acknowledged, grant, bargain and sell to the said Grantee, its successors and or assigns, the following described property, together with improvements and appurtenances thereunto belonging, to-wit:

LEGAL DESCRIPTION:	See attached Exhibit "A"
TAX ID/APN NO.:	114-07-0B-172.00-C
ADDRESS:	1737 Haley's Hope Court, Nashville, TN 37209

Being the same property forfeited to the United States of America pursuant to 21 USC § 853 and the subject of that Final Order of Forfeiture Permitting the Disposition of Real Property filed February 12, 2019 in the United States District Court for the Middle District of Tennessee, Case No. 3:16-cr-00211-1, in the matter of *United States of America vs. Basel Ghalayini,* a certified

copy of which is recorded in Instrument 20190225-0016757, Davidson County, Tennessee records.

SUBJECT TO:

1. Zoning and other governmental rules, regulations and ordinances.

2. Restrictions, covenants, conditions, easements and other matters of record.

The Grantor covenants to specially warrant the title, with limited warranty covenants only, to the Property hereby conveyed to the Grantee, its, successors and assigns, that the granted premises are free from all encumbrances made by the Grantor, and that it does warrant and defend the same to the Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

TO HAVE AND TO HOLD the above described property unto Grantee, its successors and assigns forever.

Executed by said Grantor on this 3rd day of December, 2019.

UNITED STATES OF AMERICA,
by the United States Marshals Service

1st Witness
Printed Name: Shari Carter

By: _____ (Seal)
Printed Name: Thomas Sinn
Title: Realty Specialist

2nd Witness
Printed Name: Justin Wilson

STATE OF Virginia
COUNTY OF Arlington

Before me, a Notary Public in and for said County and State, personally appeared the above named UNITED STATES OF AMERICA, by Thomas Sinn its Realty Specialist, of the United States Marshals Service, who acknowledged that he/she did sign the foregoing instrument and the same as the free act and deed of said United

States of America and of him/her personally and as such officer of said United States Marshals Service. He/she (check one) X is personally known to me or _____ produced _____ as proof of identification.

David Bryan Wilson
Notary Public
State of Virginia
My commission expires: 8-31-23

[Notary Seal]

David Bryan Wilson
Commonwealth of Virginia
Notary Public
Commission No. 7656712
My Commission Expires 8/31/2023

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND situate and lying in Davidson County, State of Tennessee, and being more particularly described as follows:

Property located in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section Seven, Addition to Westchase of record in Instrument No. 20051202-0144886, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Basel Ghalayini by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association dated February 22, 2012 and recorded on March 8, 2012 of record in Instrument No. 20120308-0020237, Register's Office for Davidson County, Tennessee.

For informational purposes:

TAX ID/APN NO.: 114-07-0B-172.00-C
ADDRESS: 1737 Haley's Hope Court, Nashville, TN 37209

AFFIDAVIT OF ENTITY OWNER
AS TO DEBTS, LIENS AND PARTIES IN POSSESSION

REF/CATS:	19-DEA-645727
PROPERTY:	1737 Haley's Hope Court, Nashville, TN 37209
OWNER:	United States of America
BUYER(S):	Chang Nguyen and Hanh Nguyen

STATE OF Virginia
COUNTY OF Arlington

BEFORE ME, the undersigned authority, on this day personally appeared Amy Sun, whose title is Realty Specialist, whose name is subscribed hereto, and who upon oath deposes and states that, to the best of his/her actual knowledge, but without investigation or inquiry by the affiant or Owner, in his/capacity as such officer and on behalf of the United States of America, the following statements are true as of the date hereof:

1. All labor and materials that may have been furnished to the subject property or to the improvements thereon by or at the request of the Owner have been paid for, and there are now no unpaid claims for labor or materials against such improvements or the subject property incurred by the Owner;

2. There are no unpaid debts incurred by the Owner for any fixtures or personal property located thereon upon the subject property, nor have any such items been purchased by the Owner on time payment contracts or subject to security interests therein which are secured by financing statement, security agreement or otherwise;

3. There are no loans of any kind placed on the subject property by the Owner which are not shown on the title commitment covering the subject property under Schedule B-I thereof;

4. There are no parties in possession of the subject property other than the Owner, except the following: NONE KNOWN;

Initials of Affiant

5. There are no parties entitled to possession under written leases, except the following: NONE KNOWN; NONE RECORDED.

FURTHER AFFIANT SAYETH NOT. Executed on: 12-3-19.

AFFIANT

Name: Harvey Sinn

Title: Seattle Specialist

Agency: USGS

Office Address:

STATE OF Virginia
COUNTY OF Arlington

David Bryan Wilson
Commonwealth of Virginia
Notary Public
Commission No. 7656712
My Commission Expires 8/31/2023

The foregoing Affidavit was acknowledged before me, the undersigned notary public, by Harvey Sinn, who X is personally known to me or _____ who presented _____ as proof of identification on the 3rd day of December, 2019.

David Bryan Wilson
Notary Public

My commission expires: 8-31-23

[Notary Seal]

_____ Initials of Affiant

True Copy Certification

I, James Cobb, 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 Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY