BILL GARRETT, Davidson County
Trans:T20110011551 DEEDWARR
Recvd: 02/25/11 09:02 3 pgs
Fees:18.00 Taxes:569.80
20110225-0015404

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $154,000.00.

Affiant

Subscribed and sworn before me this the 16th day of February, 2011.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marmar Bastory	Bank of America, N.A.	164-13A-45
4009 Shadowbrook Trail	840 Crescent Centre Drive, Suite 460	
Antioch, TN 37013-7316	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KONDAUR REO, L.L.C., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARMAR BASTORY AND HUSBAND, EMAD YOUSIF, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Final Plat, Phase Three, Treehaven Subdivision, of record in Instrument Number 20040913-0110149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description if said lot.

Being the same property conveyed to Kondaur REO, L.L.C. by QuitClaim deed from Elmonda Murry and Alicia Murry dated September 29, 2010 of record in Instrument No. 20101025-0085209, said Register's Office.

Also being the same property conveyed to Kondaur REO, L.L.C. by QuitClaim deed from BAC Home Loans Servicing LP f/k/a Countrywide Home Loans Servicing LP for the benefit of HSBC Bank USA, N.A. dated Spetember 2, 2010 of record in Instrument No. 201001021-0084489, said Register's Office.

Also being the same property conveyed to Countrywide Home Loans Servicing LP FBO HSBC Bank USA N.A. by deed from Philip M Kleinsmith, Trustee dated July 17, 2008 of record in Instrument No. 20080729-0077223, said Register's Office.

Also being the same property conveyed to Elmonda Murry, a married person by deed from Capitol Homes Inc., a Tennessee Corporation dated September 23, 2005, of record in Instrument No. 20051007-0121554, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4009 Shadowbrook Trail, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of February, 2011.

Kondaur REO, L.L.C.
By Kondaur Capital Corporation, its authorized agent

By: Susan K. Gibson

Susan K. Gibson, Liquidations Manager

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

Susan K. Gibson
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

Susan K. Gibson, Liquidations Manager

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this

15TH day of FEBRUARY, 2011, by
Date Month Year

Susan K. Gibson
(1) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

R. SMITH
Commission # 1915749
Notary Public - California
Orange County
My Comm. Expires Dec 7, 2014

Signature R Smith
R Smith Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 2-15-2011 Number of Pages: 2

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE }

On FEBRUARY 15, 2011 (Date) before me, R Smith (Here Insert Name and Title of the Officer),

personally appeared SUSAN K. GIBSON (Name(s) of Signer(s))

LIQUIDATION MANAGER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public) R Smith

R. SMITH
Commission # 1915749
Notary Public - California
Orange County
My Comm. Expires Dec 7, 2014

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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