BILL GARRETT, Davidson County
Trans:T20120052137 DEEDWARRSP
Recvd: 07/16/12 10:54 4 pgs
Fees:23.00 Taxes:468.05
20120716-0062266

This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1060BATN
Property ref: 1304 SPRINGMORE CT, ANITOCH, TN 37013-5761

SPECIAL WARRANTY DEED

Send tax bills to: 1304 Springmore Ct. Anitoch, TN. 37013-5761

Name and address of new owner: Wageh U Salib & Amal Ibrahim 1304 Springmore Ct Anitoch, Tn. 37013-5761

Map parcel number: 149 07 0B 054.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Bank of America, N.A.,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

WAGEH U SALIB and AMAL IBRAHIM,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 our hand this 27 day of January, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bank of America, N.A.

By: _____
Its: AVP

By: _____
Its: AVP

State of Texas
County of Collins

(For signer #1)
Personally appeared before me, William Owens (name of notary public), Notary Public, Lynae Hollins (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

(For signer #2)
Additionally, personally appeared before me, William Owens (name of notary public), Notary Public, Valinda Pickens (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of January, ~~20~~ 12.

_____
Notary Public
My Commission Expires:
Affix seal

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 224 ON THE FINAL PLAT OF CANYON RIDGE, SECTION TWO, OF RECORD IN PLAT BOOK 9700, PAGE 805, AND AMENDED IN INSTRUMENT NO. 20031124-0170362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Source of title

_____ Trustee's Deed or
X Substitute Trustee's Deed or
_____ Warranty Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20111013-0079751
County of Davidson, TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 126500.00.

Affiant

Subscribed and sworn to before me this the 16 day of MARCH 2012

Notary Public

My commission expires:
(Affix Seal)

JAMIE ANN WUNDER
NOTARY PUBLIC
FULTON COUNTY
GEORGIA
EXPIRES
AUG. 1, 2015