SPECIAL WARRANTY DEED

400211079128

Return to:

RELS CENTRALIZED TITLE
1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR
WESTLAKE, TX 76262
FILE NO0408384212B

Davidson County DEEDWARRSP
Recvd: 07/08/13 15:20 3 pgs
Fees:18.00 Taxes:535.02
20130708-0070430

STATE OF Maryland
COUNTY OF Frederick
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 144,600.00

Jennifer Lynn Presley
Vice President Loan Documentation

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 26 DAY OF March, 2013.

JEAN TOMS
Notary Public
Washington County
Maryland
My Commission Expires Nov 29, 2014

Notary Public

MY COMMISON EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Christopher Alvarez – Change of Title, Inc., 160 S. Old Springs Rd. Suite 260, Anaheim Hills, Ca 92808

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SAMEEH YOUSSEF AND KAMLIA ABDO	SAME	176-05-0-008.00
4913 HICKORY WOODS E. ANTIOCH, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WELLS FARGO BANK, N.A.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **SAMEEH YOUSSEF AND KAMLIA ABDO, HUSBAND AND WIFE AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: with rights of survivorship,

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: BEING LOT NO. 83 ON THE PLAN OF SECTION ONE, HICKORY WOODS EAST, OF RECORD IN BOOK 6900, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. SUBJECT TO ALL MATTERS OF RECORD IN PLAT BOOK 6900, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBJECT TO AMENDED AND RE-STATED RESTRICTIVE COVENANTS OF RECORD IN BOOK 9676, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO BY-LAWS OF RECORD IN BOOK 7932, PAGE 648, AS CORRECTED IN BOOK 9616, PAGE 470, BOOK 9616, PAGE 477, BOOK 9678, PAGE 213, AND BOOK 9764, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

Property known as, 4913 HICKORY WOODS E., ANTIOCH, TN 37013

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK N.A. BY INSTRUMENT NUMBER 20120221-0014426 DATED 2/21/2012 AMONG THE LAND RECORDS OF DAVIDSON, TN

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

WITNESS the hands and seal of said Grantors this day of March, 2013.

Jennifer Lynn Presley
Vice President Loan Documentation

Wells Fargo Bank, N.A. Jennifer Lynn Presley
Vice President Loan Documentation

State of Maryland
County of Frederick

On this 26 day of March, 2013, before me, the undersigned officer, personally appeared Jennifer Lynn Presley who acknowledged himself/herself/themselves to be the VP Loan Documentation of Wells Fargo Bank, NA a corporation, and that he/she/they, as such VP Loan Documentation, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as VP Loan Documentation.

In witness whereof I hereunto set my hand and official seal.

Notary Public Jean Toms
My Commission expires _____

JEAN TOMS
Notary Public
Washington County
Maryland
My Commission Expires Nov 29, 2014

True Copy Certification

I, Yolanda Henley, 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.

Yolanda Henley Signature

State of Texas

County of Tarrant

Personally appeared before me, Lonya Haynes, a notary public for this county and state, Yolanda Henley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Lonya Haynes

My Commission Expires: 11/3/2015

Notary' Seal (if on paper)

LONYA HAYNES
Notary Public, State of Texas
My Commission Expires
November 03, 2015