BILL GARRETT, Davidson County
Trans:T20140000299 DEEDWARRSP
Recvd: 01/02/14 14:00 6 pgs
Fees:33.00 Taxes:703.00
20140102-0000396

13-08082

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:
Younus M. Ismail

2903 Davenport AR SE

Owens Cross Roads, AL 35763

Address of New Owner(s) as Follows:
Younus M. Ismail
2903 Davenport AR SE
Owens Cross Roads, AL 35763

****

PROPERTY ADDRESS:
5220 Catspaw Dr, Antioch, TN 37013
****

MAP PARCEL NUMBERS: 183.05-0A-143.00 CO
****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **HSBC Mortgage Services, Inc.**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Younus M. Ismail ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 5220 Catspaw Dr, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2013, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Vice President on this the 20 day of December, 2013.

Grantor: **HSBC Mortgage Services, Inc.**

By: Beverly R Strickland

Name: Beverly R. Strickland
Vice President and Asst. Secretary
Administrative Services Division

Title:

State of California
County of _____

On _____ before me, _____ , notary personally appeared _____
_____
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing deed and consideration statement and sworn 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 _____ (Seal)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On DECEMBER 20, 2013 before me, E. P. Roman, Notary Public,
(Here insert name and title of the officer)

personally appeared ----------BEVERLY R STRICKLAND----------,

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 of Notary Public

E. P. ROMAN
COMM.# 1968380
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. FEB. 3, 2016

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Title of document or description
(Title or description of attached document)

Title or description continued
(Title or description of attached document continued)

Number of Pages ____ Document Date ____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $190,000.00.

Beverly R. Strickland
Vice President and Asst. Secretary
Administrative Services Division

Affiant

State of California
County of _____

On _____ before me, _____ , notary personally appeared _____
_____
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing deed and consideration statement and sworn 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 _____ (Seal)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On DECEMBER 20, 2013 before me, E. P. Roman , Notary Public,
(Here insert name and title of the officer)

personally appeared ----------BEVERLY R STRICKLAND----------,

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.

E. P. ROMAN
COMM. # 1968380
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. FEB. 3, 2016

Signature of Notary Public (Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Title of document or description
(Title or description of attached document)

Title or description continued
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

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- ☐ Corporate Officer
  (Title)
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- Securely attach this document to the signed document

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 80 on the Plan of October Woods, Revision One, Phase Two (erroneously referred to as Phase One in Instrument No. 20130503-0045074), Section Five, a Planned Unit Development, as of record in Plat Book 9700, Page 439, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Nina and Perre Woodhouse, wife and husband, by Quitclaim Deed dated August 31, 2006, of record as Instrument Number 20061023-0131024, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to HSBC Mortgage Services, Inc. by Substitute Trustee's Deed dated March 29, 2013 and of record as Instrument No. 20130503-0045074 in the Office of the Davidson County Register.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223