BILL GARRETT, Davidson County
Trans:T20140006577 DEEDWARR
Recvd: 01/29/14 10:00 2 pgs
Fees:13.00 Taxes:765.90

20140129-0007956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 207,000.00

Affiant

Subscribed and sworn to before me, this 28th day of January, 2014.

Notary Public

My commission expires: 8/25/18

CARAL PIERCE NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 08-25-2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ABDIRAHMAN M YUSUR **FADUMO I GELLE**	**MORTGAGE RESEARCH CENTER LLC**	**163020B02400CO**
221 TOOK DR	**1400 VETERANS UNITED DRIVE**	
ANTIOCH, TN 37013	**COLUMBIA, MO 65203**	

FOR AND IN 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 ACKNOWLEDGE, WE,

NICHOLE M. MELTON MITCHELL, AND LANDERICK C MITCHELL, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABDIRAHMAN M YUSAR and FADUMO I GELLE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot Number 63 on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands PUD, as shown by plat appearing of record in Instrument Number 20050706-0077601, as corrected by Surveyor's Certificate of Correction as of record in Instrument Number 20050725-0086047 and Instrument Number 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat as of record in Instrument Number 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING THE SAME PROPERTY CONVEYED TO NICHOLE M. MELTON MITCHELL, A MARRIED PERSON, BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, GRANTOR(S), BEING DULY AUTHORIZED BY RESOLUTION OF ITS BOARD OF DIRECTORS OR OTHERWISE, BY AND THROUGH ITS DULY AUTHORIZED ATTORNEY-IN-FACT WILSON & ASSOCIATES, P.L.L.C., BY VIRTUE OF THE AUTHORITY GRANTED IN A POWER OF ATTORNEY FILED FOR RECORD AT INSTRUMENT NO. 20090520-0046582, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE DATED 02/22/2013 AND RECORDED ON 04/01/2013 IN INSTRUMENT NUMBER 20130401-0031412, SAID REGISTER'S OFFICE FOR SAID COUNTY.

LANDERICK C MITCHELL HEREBY JOINS TO CONVEY ANY MARITAL INTEREST HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 221 TOOK DR, 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 24th day of January, 2014.

NICHOLE M. MELTON MITCHELL

LANDERICK C MITCHELL

STATE OF SouthCarolina
COUNTY OF Charleston

Personally appeared before me, a Notary Public of said County and State, NICHOLE M. MELTON MITCHELL, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2014.

Notary Public

My Commission Expires: 8/25/18

CARLA L. PIERCE NOTARY My Comm. Exp. 08-25-2018 PUBLIC SOUTH CAROLINA

STATE OF SouthCarolina
COUNTY OF Charleston

Personally appeared before me, a Notary Public of said County and State, LANDERICK C MITCHELL, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2014.

Notary Public

My Commission Expires: 8/25/18

CARLA L. PIERCE NOTARY My Comm. Exp. 08-25-2018 PUBLIC SOUTH CAROLINA