Return to:
Foundation Title and Escrow, LLC.
2572 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

This instrument prepared by ~~& return to:~~ Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20140014733 DEEDWARR
Recvd: 03/04/14 12:55 2 pgs
Fees:13.00 Taxes:649.35
20140304-0018094

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of February, 2014, by and between Latif S Abdelsayed and Afaf Hanna, a married couple, party of the first part, and Tevares Hockett, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Being Lot Number 36 on the Plan of Section Three, Chelsea Village Addition, as shown by plat of record in Plat Book 9700, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby m ade for a more complete legal description.

Being all or part of the same property conveyed to Latif S Abdelsayed and Afaf Hanna by Special Warranty Deed recorded February 25, 2013 at Instrument No 20140225-0016170 in the Davidson County Registers Office, Tennessee. Being previously conveyed to HSBC Bank USA, National Association by virtue of that certain Trustee Deed dated November 28, 2012, at Instrument No. 20121210-0113455 in the Register's Office of Davidson County, Tennessee.
Being the same property previously conveyed to Dawana Wade by virtue of Warranty Deed dated October 31, 2005 at Instrument No. 20051104-0133847 in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Latif S Abdelsayed

AFAF HANNA
Afaf Hanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Latif S Abdelsayed and Afaf Hanna, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February, 2014.

Notary Public

My Commission Expires: 9-11-17

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

Property Owner & Address: Tevares Hockett
@property address

Tax Parcel No 149030A07400CO

Property Address: 1208 Fieldoak Ct
Antioch, TN 37013

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $175,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of February, 2014.

Notary Public

My Commission Expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

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