Davidson County	DEEDWARR
Recvd: 04/20/15 15:23	3 pgs
Fees:18.00 Taxes:325.23	
20150420-0035143	

#32269

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $87,900.00

Affiant

Subscribed and sworn to before me, this 17 day of April, 2015.

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

Notary Public
My commission expires: 11/6/17

06-1501-75913

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Maria D. Chavez Romero 3223 Luann Drive Antioch TN 37013	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	150-05-0-336.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Girgis Youssef, married and Khairy Abdelmasih, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maria D. Chavez Romero, unmarried, hereinafter called the Grantees, their successors 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 Lot No. 13A, on the Plan of Zone Lot Division of Lots 9, 10, 11, 12, 13 & 14, Cherry Hills, Section 12, of record in Book 6250, Page 734, which is an amendment to the plat of record in Book 6250, Pages 174 and 175, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melanie K. Hernandez, married by deed dated August 21, 2006, from WiseNet Group, Inc., a Tennessee corporation, Trustee of The Luann Group Land Trust, with full power to sell, encumber, mortgage or otherwise convey without joinder of any beneficiary, of record in Instrument No. 20060824-0104474, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Secretary of the Department of Housing and Urban Development, its successors and assigns, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC f/k/a Rubin Lublin Suarez Serrano TN, LLC, Substitute Trustee, dated September 28, 2012, recorded May 13, 2013, of record in Instrument No. 20130513-0047817, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Girgis Youssef, married and Khairy Abdelmasih, married by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated November 14, 2013, recorded November 15, 2013, of record in Instrument No. 20131115-0118212, Register's Office for Davidson County, Tennessee.

Oath is made that the subject property is not the primary residence of the grantors or the spouse of the grantors herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3223 Luann Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of April, 2015.

Girgis Youssef

Khairy Abdelmasih

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Girgis Youssef, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 17th day of April, 2015.

Notary Public

My Commission expires 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Khairy Abdelmasih, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 17th day of April, 2015.

Notary Public

My Commission expires 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016