BILL GARRETT, Davidson County
Trans:T20150041808 DEEDWARR
Recvd: 05/29/15 12:22 2 pgs
Fees:13.00 Taxes:518.00
20150529-0049800

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 140,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2015.

Notary Public

My commission expires: 8-11-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LORENZA VALENCIA SAMANO	**BANK OF AMERICA, N.A.**	**163020A02200CO**
5157 HIGHLANDER DR	**900 W TRADE ST 3RD FLOOR**	
ANTIOCH, TN 37013	**CHARLOTTE, NC 28255**	

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,

HANY GHABIOUS and MARIAN GHABIOUS, husband and wife

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

LORENZA VALENCIA SAMANO

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:

BEING LOT NO 185 HICKORY HIGHLAND PLACE, SECTION 3, PHASE 1, OF RECORD IN INSTRUMENT NO. 20031014-0151901, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HANY GHABIOUS and MARIAN ABDALLA, husband and wife, BY SPECIAL WARRANTY DEED FROM US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE HEAT 2005-9, BY ITS LAWFUL ATTORNEY-IN-FACT WELLS FARGO BANK, N.A., DATED 06/05/2008 AND RECORDED ON 07/25/2008 IN INSTRUMENT NUMBER 20080725-0076223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 5157 HIGHLANDER 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 22nd day of May, 2015.

H. Ghabious
HANY GHABIOUS

Marian Ghabious FKA (Marian Abdalla)
MARIAN GHABIOUS **(FKA MARIAN ABDALLA)**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, HANY GHABIOUS and MARIAN GHABIOUS, husband and wife, 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 22nd day of May, 2015.

Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 2-11-16