State of Georgia
County of Gwinnett

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater is $69,000.00, 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 26th day of October 2015

Notary Public
My Commission Expires: (Affix Seal)

FAYE C TAHARKA NOTARY PUBLIC FULTON CO., GEORGIA MY COMMISSION EXPIRES APRIL 02 2018

Davidson County	DEEDWARRSP
Recvd: 11/05/15 11:22	4 pgs
Fees:23.00 Taxes:255.30	
20151105-0112786	

TN-15090004S

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Hishyar Ismail, a married man 7332 Smokey Hill Rd Antioch, TN 37013	201 TENONWOOD CT Antioch, TN 37013	Hishyar Ismail, a married man 7332 Smokey Hill Rd Antioch, TN 37013

MAP PARCEL NO.: 15007046100

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

WELLS FARGO BANK, NA

Whose Address is 3476 Stateview Blvd, Fort Mill, SC 29715

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

HISHYAR ISMAIL, A MARRIED MAN

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2015 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, Wells Fargo Bank, NA, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 3rd day of November 2015.

Wells Fargo Bank, N.A.

Allison Carver

[SEAL]

By: _____

Printed Name Allison Carver

Title: Vice President Loan Documentation

WELLS FARGO BANK, NATIONAL ASSOCIATION
WELLS FARGO

State of Iowa)
) ss.
County Dallas)

On this 3 day of Nov, A.D., 2015 before me, a Notary Public in and for said county, personally appeared Allison Carver, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP LD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Allison Carver acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Ashley Pannkuk (Notary Signature)

(Notary Stamp or Seal)

NOTARIAL SEAL IOWA

ASHLEY PANNKUK
Commission Number 777618
My Commission Expires
March 25, 2016

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, IN THE STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1-B ON THE ZONE LOT DIVISION OF LOT 1, LAKESHORE WOODS, SECTION 3, OF RECORD IN PLAT BOOK 6250, PAGE 486, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH AMENDS THE PLAT OF RECORD IN PLAT BOOK 5200, PAGE 621, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, NA, HEREIN, BY TRUSTEE'S DEED OF RECORD AS INSTRUMENT NO. 20150806-0078287 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, Heidi Billington, 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.

State of GEORGIA
County of GWINNETT

Personally appeared before me, LAUREN J. DUNCAN a notary public for this county and state, (Heidi Billington) who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Lauren J Duncan
My Commission Expires
Notary
Public
October 2, 2018
DeKalb County, Georgia

Notary's Signature

MY COMMISSION EXPIRES: 10/2/18

Notary's Seal (If on paper)