Davidson County DEEDWARRSP
Recvd: 01/11/17 15:01 9 pgs
Fees:48.00 Taxes:118.03
20170111-0003351

This instrument prepared by:
George R. Arrants, Jr.
800 S. Gay Street, Ste 2500
Knoxville, TN 37929

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DEAN KOUKA	**DEAN KOUKA**	**043 13 0A 077.00**
323 FORREST PARK ROAD APT 6-13	**323 FORREST PARK ROAD APT 6-13**	
MADISON, TN 37115	**MADISON, TN 37115**	

FOR AND IN CONSIDERATION of $31,900.00, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **WELLS FARGO BANK, N.A.** have this day bargained and sold, and do hereby transfer and convey unto the said **DEAN KOUKA, A SINGLE PERSON**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

APARTMENT UNIT NO. 6-13, OF ROBIN HOOD CONDOMINIUM, AS CREATED UNDER TITLE 64, SECTIONS 2701 ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, WHICH WAS EXECUTED BY CENTRAL TENNESSEE INVESTMENT COMPANY, INC. OF RECORD IN BOOK 5388, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS MADE TO THE PLAN OF ROBIN HOOD CONDOMINIUM APARTMENTS OF RECORD ON BOOK 5200, PAGE 124, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Property known as: **323 FORREST PARK ROAD APT 6-13, MADISON, TN 37115**.

Being the same property conveyed to **Wells Fargo Bank, N.A.** by **Deed in Lieu of Foreclosure** recorded on September 16, 2016 as Instrument No. 20160916-0097538, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 our hand this **December 1st, 2016** the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WELLS FARGO BANK, N.A.

Lindsay Doran
Vice President Loan Documentation

Date: 12/1/2016

PAS Number: 0408576296

State of Iowa

County Dallas

On this 1st day of December, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

China Lem (Signature) (Stamp or Seal)

Notary Public

CHINA LEM
Commission Number 766656
My Commission Expires
February 10, 2017

PAS Number: 0408576296

STATE OF **[Signers State]**

COUNTY OF **[Signers County]**

The actual consideration or value whichever is greater, for this transfer is (Select **$31,900.00** or **[Fair Market Value]** whichever is greater).

Affiant _____

State of _____)

County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ (person).

_____

NOTARY PUBLIC

Print Name: See attachment

My Commission Expires:

_____

PAS Number: 0408576296

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino } s.s.

On 12/16/16 before me, Jacquelyn Anne Gavin, Notary Public,
Name of Notary Public, Title

personally appeared Dean Kouka
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

JACQUELYN ANNE GAVIN
Commission # 2032696
Notary Public - California
San Bernardino County
My Comm. Expires Jul 6, 2017

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Special warranty deed, containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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California All-Purpose Certificate of Acknowledgment

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State of California
County of San Bernardino } S.S.

On 12/16/16 before me, Jacquelyn Anne Gavin, Notary Public
Name of Notary Public, Title

personally appeared Dean Kouka
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

JACQUELYN ANNE GAVIN
Commission # 2032696
Notary Public - California
San Bernardino County
My Comm. Expires Jul 6, 2017

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 1

Please list the additional parcels below (no more than four)

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation _____

(b) Docket & Page Number: _____

(c) Date of Recording _____

(d) Fee / Recording Number _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ _____ _____ _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

Wells Fargo Bank, N.A.
8480 Stagecoach Circle
Frdcerick, MD 21701

3. (a) BUYER'S NAME AND ADDRESS:

Dean Kouka
323 Forest Park Rd, Apt.6-13
Madison, TN 37115

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship

4. ADDRESS OF PROPERTY: 323 Forest Park RD, Apt. 6-13, Madison, TN 37115

5. MAIL TAX BILL TO:

323 Forest Park Rd. Apt. 6-13
Madison, TN 37115

6. PROPERTY TYPE (for Primary Parcel) **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☐ Single Family Residence
c. ☒ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use, Specify _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d or h** in Item 6 above, please check **one** of the following

☒ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☒ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other

11. **SALE PRICE: $** _____ **00**

12. DATE OF SALE (Numeric Digits) 12/16
Month Year

(For example 03 / 05 for March 2005)

13. DOWN PAYMENT: **$** _____ **00**

14. METHOD OF FINANCING:

a. ☒ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing, Specify _____

15. PERSONAL PROPERTY *(see reverse side for definition)*

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☐

(b) If Yes, provide the dollar amount of the Personal Property

$ N/A **00** **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone)

_____

_____
Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

_____
Signature of Seller/Agent

State of _____, County of _____

Subscribed and sworn to before me on this ____ day of _____ 20 ____

Notary Public _____

Notary Expiration Date _____

_____
Signature of Buyer/Agent

State of _____, County of _____

Subscribed and sworn to before me on this ____ day of _____ 20 ____

Notary Public see attachment

Notary Expiration Date _____



California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino } S.S.

Subscribed and sworn to (or affirmed) before me on this 16th day of December, 20 16, by Dean Kouka and

Name of Signer (1)

_____, proved to me on the basis of

Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public

JACQUELYN ANNE GAVIN
Commission # 2032696
Notary Public - California
San Bernardino County
My Comm. Expires Jul 6, 2017

For other required information (Notary Name, Commission No. etc.)

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Affidavit of Property Value

containing 1 pages, and dated 12/16/16

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # ____ Entry # ____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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True Copy Certification

I, Taza Dority, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tender for registration herewith and that this a true and correct copy of the original document executed and authenticated according to the law.

Taza Dority
Taza Dority

State of **Texas**
County of **Dallas**

Personally appeared before me, **Lataya Carraway**, a notary public for this county and state, **Taza Dority** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lataya Carraway
Lataya Carraway

My Commission Expires: September 29, 2020

