Bill Garrett Davidson County
Batch# 4979 **DEEDWARRSP**
09/26/2017 01:37:54 PM 3 pgs
Fees: $18.00 Taxes: $401.45

20170926-0098533

State of Texas
County of Dallas

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 $108,501.00, 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 8th day of September, 2017

Gevona M. Lee
Notary Public

My Commission Expires: (Affix Seal) 1-30-18

NOTARY PUBLIC STATE OF TEXAS
GEVONA M LEE
Notary ID # 124105958
My Commission Expires
January 30, 2018

TN-17080041S

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
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Saed Yacoub Qiqieh 1125 Madison Creek Rd. Goodlettsville, TN 37072	702 IDLEWILD DRIVE Madison, TN 37115	Saed Yacoub Qiqieh 1125 Madison Creek Rd. Goodlettsville, TN 37072

MAP PARCEL NO.: 05201029100

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED ONE, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

OCWEN LOAN SERVICING, LLC

Whose Address is 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

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

SAED YACOUB QIQIEH, 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) 2017 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, Ocwen Loan Servicing, LLC, 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 8 day of September, 2017.

OCWEN LOAN SERVICING, LLC

_____ [SEAL]

By: William Mayor
Printed Name

Title: Manager

State of Texas

County of Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Mayor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a/the Manager of Ocwen Loan Servicing, a limited liability company, the within named bargainor, and that he/she/they, as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself/themselves as Manager.

WITNESS my hand, at office, this 8th day of September, 2017.

Gevona M. Lee
Notary Public

My Commission Expires: 1-30-18

GEVONA M LEE
Notary ID # 124105958
My Commission Expires
January 30, 2018

EXHIBIT "A"

The following described property: Land in Davidson County, Tennessee, being a part of Lot 14 on the Plan of Madison Park Subdivision, as of Record in Book 421, Page 184, Register's Office for said County. Beginning at a point in the Westerly margin of Lanier Avenue, (now Idlewild Drive), being 250 feet North of the South line of Lot No. 14 and being the Northeast corner of the property conveyed to C.R. Miller and wife, by Deed of Record in Book 1323, Page 239, said Register 's Office; thence along Miller's Northerly line, Westerly 200 feet to a point in the line between Lots Nos. 14 and 15; thence Northerly 50 feet along said line; thence Easterly 200 feet to the Westerly margin of Lanier Avenue (now Idlewild Drive) ; thence with the margin of the same, Southerly 50 feet to the point of beginning.

Being the same property conveyed to Ocwen Loan Servicing, LLC, herein, by Trustee's Deed of record as Instrument No. 20170712-0070129 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 702 Idlewild Drive, Madison, TN 37115.

Tax Parcel No.: 05201029100