B0434

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/04 08:46 2pgs
Fees:13.00 Taxes:365.38
20040622-0073437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-29-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

F-2111

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sergio M. Mendoza		148-12-0-126.00
(NAME)	(NAME)	
6443 W 26th Pl	SAME	
(ADDRESS)	(ADDRESS)	
Berwyn, IL 60402		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Beneficial Tennessee, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sergio M. Mendoza and wife, Veronica Mendoza, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that piece, parcel or lot of land situate, lying and being in Davidson County, Tennessee, and known as Lot No. 136 on the Plan of Hazelwood Subdivision, Section 3, recorded in Book 3842, Page 23 of the Davidson County, Register of Deeds Office, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Beneficial Tennessee, Inc. by Substitute Trustee's Deed of record at Instrument No. 20040309-0026613, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 832 Richard Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Sergio M. Mendoza and wife, Veronica Mendoza and his/her/their assigns, forever.

Said Beneficial Tennessee, Inc., 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 said Beneficial Tennessee, Inc. has executed this deed this 16 th day of June, 2004.

Beneficial Tennessee, Inc.

By: Maria I. Ortega

Maria I. Ortega
Asst. Vice President

as witness

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria F Ortega, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the AVP respectively of the Beneficial Tennessee, Inc., the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 th day of June, 2004.

Commission expires:

E. P. DEVEREAUX
COMM. #1447374
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXPIRES OCT. 26, 2007

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027