SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-08

(AFFIX SEAL)

PENNY CROOK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/18/05 08:41 2 pg
Fees:13.00 Taxes:168.35

20050718-0082731

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

F-2686

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara I. Bonilla	New owner	133-08-0-033.00
(NAME)	(NAME)	
1055 Antioch Pike	5551 Stacy Springs Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Springfield TN 37172	
(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, Household Financial Center, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sara I. Bonilla, ~~and~~ a married person 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:

Being Lot No. 6 on the map of N.R. Roberts property, described according to a survey thereof made February 11, 1949, by S.E. Davis, surveyor, as follows:

Beginning at a point in the southerly margin of Antioch Pike, said point being 691.98 feet westerly from the common corner of the Jones and Robert property and being the northeast corner of the said Lot No. 6 on the map of the Roberts property, according to said survey by S.E. Davis; thence southerly 180 feet, to an iron pin, thence at right angles westerly 60 feet to an iron pin; thence northerly along a line parallel with the easterly line of said lot, more or less to a point in the southerly margin of Antioch Pike; thence easterly along the southerly margin of said Pike, 60 feet to the point of beginning.

Included therein but expressly excluded from this conveyance is the following described property which was conveyed to the State of Tennessee by deed from A.E. Templeton of record in Book 2864, Page 75, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the south margin of Antioch Pike where the lands of Templeton and Nolan Stafford corner and runs with the south margin of Antioch Pike North 74 deg. West 60 feet to a point in the boundary line between the land of Templeton and H.C. Bates; thence with said boundary line South 16 deg. West 12 feet to a point; thence South 74 deg. East 60 feet to a point in the boundary line between the land of Templeton and Stafford said point being 40 feet right of center line Station 2 plus 13 of Antioch Pike; thence with said boundary line North 16 deg. East 12 feet to the point of beginning.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed dated October 15, 2004, of record in Instrument No. 20041022-0127569, Register's Office for 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 ~~governmental and zoning regulations~~.

unimproved ☐
This is improved ☒ property, known as 1055 Antioch Pike, Nashville, TN 37211
(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 Sara I. Bonilla and his/her/their assigns, forever.

Said Household Financial Center, 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 Household Financial Center, Inc., has executed this deed this 30th day of June, 2005.

as witness

as witness Danny Gomez
Asst. Secretary

Household Financial Center, Inc.

By: Maria I. Ortega
Asst. Vice President

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 I. 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 Household Financial Center, 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 30th day of June, 2005.

Commission expires: 4/29/2009

Rica Strickland
Notary Public

RICA STRICKLAND
Commission # 1574108
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2009

RETURN TO:

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