SPECIAL WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC

Return To:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N14268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 09/23/05 12:48 2 pgs
Fees:13.00 Taxes:362.60
20050923-0114478

F-2680

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amado Torres	Same	041-00-0 010.00
(NAME)	(NAME)	
1296 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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, HSBC Bank (USA) SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Amado Torres,
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 a part of Tract No. 5 on the map showing the Division among the heirs of the Land conveyed by A. C. Dale, Sr. deceased to his wife Mary Kay Dale et al, of record in Book 547, Page 67, Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof made August 22, 1959 by James A. Hamilton Jr., Surveyor, as follows:

Beginning at a point in the Northerly margin of Old Hickory Boulevard 80 feet East of the Southeast corner of the land that was conveyed to James C.R. Melvin et al by deed of record in Book 1116, Page 305, Register's Office for Davidson County, Tennessee; thence North 26 deg. 50' East 200 feet to a point; thence South 63 deg. 10' East 52.3 feet to a point, continuing Southeasterly around a slight curve 40.9 feet to a point; thence South 27 deg. 46' West 200 feet to the margin of Old Hickory Boulevard; thence with the margin of the same, Northwesterly around a slight curve, 37.7 feet and North 63 deg. 10' West 52.3 feet to the point of beginning.

Being the same property conveyed to HSBC Bank (USA) by Substitute Trustee's Deed dated November 18, 2004, of record in Instrument No. 20041203-0144047, 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1296 Old Hickory Boulevard, Nashville, TN 37207

(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 Amado Torres and his/her/their assigns, forever.

Said HSBC Bank (USA), 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 HSBC Bank (USA), has executed this deed this 12th day of September, 2005.

Angie Brunswig
Asst. Secretary

As Witness

HSBC Bank (USA)

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 HSBC Bank (USA), 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 12th day of September, 2005.

Commission expires:

MARY POPOFF
Commission # 1595541
Notary Public - California
Los Angeles County
My Comm. Expires Jul 17, 2009

Notary Public

RETURN TO:

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Brentwood, Tennessee 37027