BOX 13

10816 SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 7-25-09

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernando Parmer	Fernando Parmer	150-9A-3
(NAME)	(NAME)	
3045 Owendale Drive	3045 Owendale Drive	
(ADDRESS) 37013	(ADDRESS)	
Antioch, Tennessee	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HSBC Bank (USA), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fernando Parmer and wife Terea Parmer, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 157, on the Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to HSBC Bank (USA), by deed of record in Instrument No. 20050812-0095702, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3045 Owendale Drive, Antioch, TN 37013

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

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis. "And GRANTOR does further covenant and bind itself, its again, successors and representative, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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.

Davidson County DEEDWARR
Recvd: 12/28/05 14:52 2 pgs
Fees:13.00 Taxes:499.50
20051228-0155595

Witness my hand this 16th day of December, 2005.

HSBC Bank (USA)

By: _____

HSBC Bank (USA)

Maria I. Ortega

Asst. Vice President

STATE OF ~~TENNESSEE~~ California

COUNTY OF ~~DAVIDSON~~ Los Angeles

Before me the undersigned, a Notary Public in and for the state of 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 oath acknowledged himself/herself to be the A.V.P. of the corporation and that he/she as such A.V.P. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as A.V.P..

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 2005.

Commission expires:

_____

Notary Public

DANNY GOMEZ
Commission # 1558051
Notary Public - California
Los Angeles County
My Comm. Expires Mar 31, 2009