SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$119,000.00~~ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~13TH~~ 15TH DAY OF ~~FEBRUARY~~ March, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-24-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Resource Title of Tennessee ~~7100 Executive Center Drive Brentwood, TN 37027~~ 3931 Gallatin Pk, Ste B Nashville, TN 37216

rt-0315

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnold w. Preheim	m/m Preheim	162-16-0-E-069.00
(NAME) 505 Bell Trace Ln.	(NAME) 6171 Mt Pisgah Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville TN 37211	
(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 Arnold w. Preheim and ~~Marci Preheim~~, wife, Marci Preheim 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 all of Lot 69 on the plan of Section Two, Bell Crest of record in Plat Book 9700, Page 20, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Household Financial Center, Inc. dated November 9, 2005 and recorded at Instrument # 20051123-0142063, said Register's Office.

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 505 Bell Trace Ln., 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 Arnold w. Preheim and Marci Preheim 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 13th day of February, 2006.

Household Financial Center, Inc.

By:

Maria I. Ortega
Asst. Vice President

Davidson County DEEDWARR
Recvd: 04/11/06 13:58 2 pgs
Fees:13.00 Taxes:440.30

20060411-0041751

STATE OF LOS ANGELES

COUNTY OF CALIFORNIA

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 Maria I. Ortega A.V.P. respectively of the Household Financial Center, Inc., the within named bargainor, a corporation, and that he/she as such A. V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2006.

Commission expires:

Notary Public

PASCUAL L. CASTILLO
Commission # 1581402
Notary Public - California
Los Angeles County
My Comm. Expires May 22, 2009

RETURN TO:

Resource Title of Tennessee
7100 Executive Center Drive #150
Brentwood, Tennessee 37027