SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th of February, 2006.

April Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

Prepared by & return
SOURCE TITLE AGENGY OF TN, LLC
[illegible] GALLATIN PIKE
NASHVILLE, TN 37216

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
~~Jack Case Wilson Title 100 Executive Center Drive Brentwood, TN 37027~~

f-3659

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Rogelio~~ Rogerio Maldonado	First Horizon Home Loan Corp.	044-05-0-151.00
(NAME)	(NAME)	
105 Newell Ave.	P.O. Box 809	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Memphis, TN 38101	
(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 ~~Rogelio Maldonado~~, Rogerio Maldonado, an unmarried 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:

Land in Davidson County, Tennessee, being a part of an unnumbered Tract on the Map of Rayon City, of record in Book 843, Page 13, Register's Office for said County, and described as follows:

Beginning at a point in the southwesterly margin of Newell Avenue or Dupont Avenue, at the Northeast corner of Lot No. 46 on said plan; thence along the line of said Lot No. 46 southwesterly 121.6 feet to a point; thence northwesterly 50 feet to a point; thence northeasterly 121.6 feet to a point in the margin of Newell or Dupont Avenue; thence with the margin of the same southeasterly 50 feet to the point of beginning.

Being all of the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's deed dated July 28th 2005 of record in Instrument No. 20050816-0096677, 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 105 Newell Ave., Old Hickory, TN 37138
(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 Rogelio Maldonado 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 27th day of February, 2006.

Household Financial Center, Inc.

By: Maria L. Ortega
Asst. Vice President

Davidson County DEEDWARR
Recvd: 04/24/06 15:08 2 pgs
Fees:13.00 Taxes:296.00

20060424-0046786

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, *1 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 respectively *2 of the Household Financial Center, Inc., the within named bargainor, a corporation, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

*1 Maria I. Ortega

Witness my hand and official seal this. *2 A.V.P.
27th day of February, 2006

Commission expires: 5/22/2009

Notary Public

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

RETURN TO:

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

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