SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/06 12:25 2 pgs
Fees:13.00 Taxes:458.80

20060803-0094724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES May 5, 2010 (AFFIX SEAL)

JENNIFER L. WALL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076
RT0786

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Gallegos	a division of FIRST FRANKLIN, NCBI	136-14-0-023.00
(NAME) 561 Castlegate Drive	(NAME) 320 Seven Springs Way, #200	
(ADDRESS)	(ADDRESS) Brentwood, TN 37027	
Nashville TN 37217 (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 Christine Gallegos,

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:

Lot 23 on the map of Section 1, Castlegate as shown on plat of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed dated January 19, 2006 of record in Instrument No. 20060207-0015323, 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 561 Castlegate Drive Nashville 37217
(House Number, (Street) (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 Christine Gallegos, 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 July 21, 2006

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 Asst. Vice President, 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 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 July 21, 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 Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT0786