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 $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2006

Notary Public

MY COMMISSION EXPIRES: 1-2409

(AFFIX SEAL)

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

RT1426

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Howell and Deborah Howell	Michael Howell and Deborah Howell	096-15-0 049.00
(NAME)	(NAME)	
3116 Laurel Forest D	2927 Knobdale Rd.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville, TN 37214	
(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 Michael Howell and Deborah Howell, married

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 Lot No. 56 on the Plan of Hickory Bend, Section 3, of record in Book 3600, Page 42, 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 from Priority Trustee Services of Tn, L.L.C., as Substitute Trsutee, dated 04/20/2006, recorded 05/04/2006, of record in Instrument No. 20060504-0051641, and rerecorded June 28, 2006, in Instrument No. 20060628-0076999, in the 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 3116 Laurel Forest D Nashville 37214
(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 Michael Howell and Deborah Howell, 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.

Davidson County DEEDWARR
Recvd: 08/18/06 10:26 2 pgs
Fees:13.00 Taxes:377.40

20060818-0102032

IN WITNESS WHEREOF, the said Household Financial Center, Inc.., has executed this deed this August 10, 2006

Household Financial Center, Inc.

By _____
Maria I. Ortega
A.Vice Pres.

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 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 August 10, 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

RT1426