Davidson County DEEDWARR
Recvd: 10/05/06 10:21 2 pgs
Fees:13.00 Taxes:455.10

20061005-0123740

# 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 $123,000.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2006

Elaine Eversmeyer
Notary Public

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

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

RT1662

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Theresa C Chandler | Same | 071-05-0-138.00 |
| (NAME) | (NAME) | |
| 514 Meade Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37207 | | |
| (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 Theresa C Chandler, an unmarried woman

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 Metropolitan Nashville and Davidson County, Tennessee, All of (erroneously referred to as "parts of" in previous conveyance) Lots Nos. 247, 248 and 249 of the plan of Scruggs Brooklyn Heights Subdivision as of record in Book 19, Page 504, Register's Office for said County, to whcih reference is hereby made for a more complete description.***

***All three Lots front 40 feet on Meade Avenue and run back 140 feet to an alley. These three lots appear on the property maps and records, Department of Davidson County as Map No. 71-5 and as parcles 138 and 139. Parcel 139 includes 80 feet or both Lots 248 and 249.***

***Being the same property conveyed to Household Financial Center, Inc by Substitute Trustee's Deed dated May 18, 2006 and recorded on May 25, 2006 in Instrument No. 20060525-0061303, 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 514 Meade Avenue Nashville 37207
(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 Theresa C Chandler, 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 September 19, 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, 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 September 19, 2006

Commission expires:

Notary Public

PASCUAL L. CASTILLO
Commission # 1581402
Notary Public - California
Los A... County
My Com... 2009

**RETURN TO:**

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

**RT1662**