SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 2006

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

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

RT1840

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diego Ospina	Diego Ospina	133-12-0 202.00
(NAME)	(NAME)	
3909 Atkins Drive	PO Box 111366	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville, TN 37222	
(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 Diego Ospina, a single 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 Lot No. 44 on the Plan of Greenwood Hills, Section Two, of record in Book 4955, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tanya L. Stanton, unmarried by Warranty Deed from Gregory O. Shaw, unmarried dated December 7, 2001 and recorded December 19, 2001 in Instrument Number 20011219-0140068, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed from William Timothy Hill as substitute trustee dated July 13, 2006, and recorded August 10, 2006, in Instrument No. 20060810-0098802, 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 ☒ property, known as 3909 Atkins Drive Nashville 37211
improved
(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 Diego Ospina, 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: 01/18/07 10:09 2 pgs
Fees:13.00 Taxes:347.80
20070118-0007295

IN WITNESS WHEREOF, the said Household Financial Center, Inc.., has executed this deed this December 5, 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 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 December 5, 2006

Commission expires:

Notary Public

E. P. ROMAN
COMM. #1447374
Notary Public - California
Los Angeles County
My Comm. Expires Oct. 26, 2007

NRO1 NRO1

RETURN TO:

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

RT1840