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 $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2006

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

RT2454

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Newman and Judy Holt Newman	Mike Newman and Judy Holt Newman	072-14-0 431.00
(NAME) 1613 Northview	(NAME) 702 Rosebank Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37206 (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 Mike Newman and Judy Holt Newman, husband and wife as joint tenants with the right of survivorship

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:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davison County, Tennessee, being Lot No. 2B, Zone Lot Division of Lot 2 Resubdivision of Lots 32 and 33, Charles V. Coggins, First Addition, as of record in book 4715, page 143, amended in Book 6250, Page 810, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description.

Being the same property conveyed to Household Financial Center Inc. by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee, dated 10/11/2006, recorded 11/14/2006, of record in Instrument No. 20061114-0141127, 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 1613 Northview Nashville 37216
(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 Mike Newman and Judy Holt Newman, 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: 01/24/07 10:53 2 pgs
Fees:13.00 Taxes:140.60

20070124-0009778

IN WITNESS WHEREOF, the said Household Financial Center, Inc.., has executed this deed this January 18, 2007

Household Financial Center, Inc.

By Dana M. Hoppus
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 Dana M. Hoppus 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 January 18, 2007

Commission expires:

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

Notary Public

RETURN TO:

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

RT2454