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 11th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

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

RT2399

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trine Andersen	Trine Andersen	043-06-0 195.00
(NAME)	(NAME)	
517 Roosevelt Avenue	P.O. Box 885	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Hermitage TN 37076	
(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 Trine Andersen, unmarried

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 Davidson County, Tennessee, being Lot No. 67 on the Plan of Madison Park, Section III, as of record in Book 3500, Page 104, Register's Office for said County.

Said Lot fronts 70 feet on the northerly side of Roosevelt Avenue, and runs back 131.6 feet on the easterly line and 145.4 feet on the westerly line, to a dead line in the rear on which it measures 84 feet.

Previously conveyed to Clifford L. Baxter and wife, Demetra D. Baxter by Warranty Deed from Janice A. Tune dated May 29, 1987 and recorded June 9, 1987 in Book 7262, Page 91, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Clifford L. Baxter by Quitclaim Deed from Dometra D. Baxter dated March 22, 1996 and recorded May 10, 1996 in Book 10046, Page 273, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee Deed from William Timothy Hill, as substitute trustee, dated September 27, 2006, recorded November 13, 2006, of record in Instrument No. 20061113-0140697, 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 517 Roosevelt Avenue Madison 37115
(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 Trine Anderson, 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: 04/13/07 13:13 2 pg
Fees:13.00 Taxes:377.40
20070413-0044715

IN WITNESS WHEREOF, the said Household Financial Center, Inc.., has executed this deed this February 27, 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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and Asst. Vice President(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 February 27, 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

RT2399