SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 14:39 3 pgs
Fees:18.00 Taxes:214.60
20080805-0080755

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Daphne M Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July 2008.

Notary Public

MY COMMISSION EXPIRES: 8/23/11
(AFFIX SEAL)

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William T. Hill, Attorney at Law, 201 Fourth Avenue North, Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Newport Group Properties, LLC	new owner	150-09-0 235.00
(NAME)	(NAME)	
3208 Windward Ln.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HSBC Mortgage Services, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Newport Group Properties, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 17B on the plan of Cherry Hills, Section 12, Zone of Lot Division of Lots 15-18, as of record in Plat Book 6200, Page 342 and Book 6250, Pages 174-175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to HSBC Mortgage Services, Inc. by Substitute Trustee's Deed recorded on 4/9/08 in Instrument No. 20080409-0035875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 3237 Luann Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of July, 2008.

HSBC Mortgage Services, Inc.

By: _____

Barbara J. Muedano
Asst. Vice President

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of said County and State, personally appeared Barbara J. Muedano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself/herself~~ to be AVP of HSBC Mortgage Services, Inc., the within named bargainor, a corporation, and that he/she as such AVP executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~himself/herself~~ as AVP.

Witness my hand and official seal this 24 day of July, 2008.

Commission expires:

M. Ayala
Notary Public

M. AYALA
COMMISSION # 1718113
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires Jan. 19, 2011

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-14-09

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)