SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/09 13:39 2 pgs
Fees:13.00 Taxes:295.63

20090130-0008186

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-22-10

(AFFIX SEAL)

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
Kerry Michael Garner	same	162-09-0-B 102.00 CO
(NAME)	(NAME)	
5200 Whispering Hills Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(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

Kerry Michael Garner,

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:

Townhouse Number 189 (erroneously shown as Townhouse 109 in Deed of Trust of record in Instrument Number 20051006-0120732, Building Number 1 in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 3, known now as Country Way Condominiums, as of record in Book 4860, Page 1, as amended in Book 4890, Page 372, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to HSBC Mortgage Services, Inc. by Substitute Trustee's Deed recorded on 9/4/08 in Instrument No. 20080904-0090880, 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 5600 Country Drive Unit 189, Nashville, TN 37211
(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 27 day of January, 2009.

HSBC Mortgage Services, Inc.

By: David M Zimmerman

David M. Zimmerman
Asst. Vice President

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of said County and State, personally appeared David M Zimmerman, 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 _____ of HSBC Mortgage Services, Inc., the within named bargainor, a corporation, and that he/she as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand and official seal this 27 day of January, 2009.

Commission expires:

M. Ayala
Notary Public

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