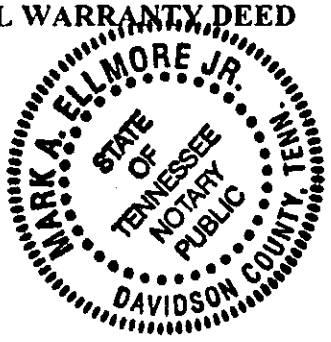
# SPECIAL WARRANTY DEED




STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$140,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF August, 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 |
|---|---|---|
| Jason Williams | Bank of America Home Lns | 033-14-0 099.00 |
| (NAME) | (NAME) | |
| 305 Green Acres Drive | 2021 N. Gallatin Rd. | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Madison TN 37115 | |
| (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,

Household Financial Center, Inc.,

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

Jason Williams and wife, Joanna Williams,

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 all of Lot No. 112 on the Plan of Pleasant Hill Subdivision Addition, of record in Book 3300, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Included in the above description, but excluded from this conveyance is the following tract or parcel of land having been conveyed to the State of Tennessee by instrument of record in Instrument Number 20011210-0135625, said Register's Office.

BEGINNING at the point of intersection of the existing northwest margin of I-65 and the northeast boundary of the John H. Cole, et ux property; thence with the said northeast boundary North 58° 58' 44" West 28.41 feet to a point, said point being 176.57 feet left of I-65 proposed centerline station 522 + 55.05; thence with the proposed northwest margin of I-65 North 43° 07' 41" East 194.92 feet to a point, said point being 148.12 feet left of I-65 proposed centerline station 524 + 42.58; thence with the said existing margin southwesterly 191 feet, more or less, to the point of beginning, containing 2,707 square feet.

BEING the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed recorded on 1/26/09 in Instrument No. 20090126-0006764, Register's Office for Davidson County, Tennessee.

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

BILL GARRETT, Davidson County
Trans:T20090057672 DEEDWARR
Recvd: 08/24/09 10:25 3 pgs
Fees:18.00 Taxes:521.33
20090824-0079251

unimproved ☐
This is improved ☒ property, known as 305 Green Acres Drive, Goodlettsville, TN 37072
(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 25 day of June, 2009.

Household Financial Center, Inc.

By: Dana M. Sacks

Dana M. Sacks
Asst. Vice President

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public of said County and State, personally appeared _____, 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 Household Financial Center, 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 _____ day of _____, 2009.

Commission expires:

_____
Notary Public

## ACKNOWLEDGMENT

State of California
County of LOS ANGELES )

On JUNE 25, 2009 before me, M. AYALA, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared DANA M. SACK,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

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

Signature M. Ayala (Seal)