Davidson County DEEDWARRSP
Recvd: 07/30/10 15:47 4 pgs
Fees:23.00 Taxes:273.43
20100730-0059987

Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

BRANDON RUMBLEY
625 BELINDA PARKWAY
MT. JULIET, TN 37122

# SPECIAL WARRANTY DEED

T010-02193

THIS INDENTURE, made and entered into as of the 26 day of July, 2010, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and BRANDON RUMBLEY, A MARRIED MAN, their heirs and assigns, hereinafter referred to as Grantee,

WITNESSETH: That for and in consideration of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20100505-0034182, of DAVIDSON County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

HSBC MORTGAGE SERVICES, INC.

BY: Dana M Sacks

**Dana M. Sacks**
**Asst. Vice President**

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On July 26, 2010, before me J Gray, a Notary Public,
(insert name and title of the officer)
personally appeared Dana M Sacks ASST V.P.,
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.

J. Gray
(SIGNATURE OF NOTARY) SEAL
J. Gray

J. GRAY
Commission # 1849070
Notary Public - California
Los Angeles County
My Comm. Expires May 14, 2013

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VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $73,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Anelle Rose
Affiant Anelle Rose as agent

Subscribed and sworn to before me this
29th day of July, 2010.

Notary Public
Commission Expires Dec 22, 2013

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pinsker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Our File No. ANA201011892

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| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| BRANDON RUMBLEY | BRANDON RUMBLEY | 1011 PLEASANT VIEW DRIVE<br>NASHVILLE, TN 37214 |
| 625 BELINDA PARKWAY | 625 BELINDA PARKWAY | MAP PARCEL NO.: |
| MT. JULIET, TN 37122 | MT. JULIET, TN 37122 | 108-16-198.00 |

**EXHIBIT A**

**LEGAL DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32-B ON THE PLAN OF ZONE LOT DIVISION LOTS 32, 33, 36 AND 37 PERCY PRIEST WOODS, SECTION I, OF RECORD IN BOOK 5200, PAGE 718, AMENDING BOOK 5200, PAGE 472, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 32-B FRONTS 34.79 FEET ON THE NORTHWESTERLY MARGIN OF PLEASANT VIEW DRIVE AND EXTENDS BACK 144.03 FEET ON THE SOUTHWESTERLY LINE AND 144.00 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 37.61 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED FROM SHAPIRO & KIRSCH, LLP., AS SUBSTITUTE TRUSTEE TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 05/05/2010 IN INSTRUMENT 20100505-0034182 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 1011 PLEASANT VIEW DRIVE, NASHVILLE, TN 37214

Parcel no.: 108-16-198.00

# True Copy Certification

I, REBECCA LUDWIG, 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.

Rebecca Ludwig
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/2011
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 8, 2011
Member, Pennsylvania Association of Notaries