BILL GARRETT, Davidson County
Trans:T20100054260 DEEDWARRSP
Recvd: 08/31/10 11:06 2 pgs
Fees:13.00 Taxes:255.33
20100831-0069040

S&K #: 09-016643

SPECIAL WARRANTY DEED

THIS DEED, between HSBC BANK USA, organized and existing under the laws of the United States of America hereinafter called Grantor, and Aubrey Price, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee to wit:

Building Number 6, Unit Number 120, and Garage Number(s) 3, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, RODC, to which plat reference is hereby made for a more particular description of said property.

This legal description is identical with that in Deed recorded in Instrument # 20050112-0004588 Register's Office of Davidson County, Tennessee.

For prior title, see Deed of record in 20090722-0068807, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

HSBC BANK USA

BY: Maria Vadney

Title: VP

STATE OF FL
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maria Vadney 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 the VP of HSBC BANK USA, the within bargainor, 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 VP.

WITNESS my hand and Official Seal at Office this 26 day of August, 2010.

CARRIE D'AMATO
MY COMMISSION # DD 96736
EXPIRES: March 3, 2014
Bonded Thru Notary Public Underwriters

Carrie D'Amato
Notary Public

My Commission Expires: 3/3/14

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $69,008.25 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria Vadney
Affaint

WITNESS my hand and Official Seal at Office this 26 day of August, 2010.

CARRIE D'AMATO
MY COMMISSION # DD 967367
EXPIRES: March 3, 2014
Bonded Thru Notary Public Underwriters

Carrie D'Amato
Notary Public

My Commission Expires: 3/3/14

Property Address: 810 Bellevue Road, Unit 120, Nashville, TN 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aubrey Price
810 Bellevue Road
Unit 120
Nashville, TN. 37221

S & K File # 09-016643

Map & Parcel - 142.06-0A-120.00CO

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119