Davidson County DEEDWARR
Recvd: 09/09/10 14:35 4 pgs
Fees:23.00 Taxes:481.00
20100909-0071855

Prepared by:

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

Returned to:

WILLIAM G. HUNNICUTT
707 GENERAL GEORGE PATTON ROAD
NASHVILLE, TN 37221

SPECIAL WARRANTY DEED

E018-000265

THIS INDENTURE, made and entered into as of the 11TH day of JUNE, 2010, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and WILLIAM G. HUNNICUTT, SINGLE MALE 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 200510180125525, of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-referenced property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND SAID GRANTOR does hereby specially warranty the title to said lands and defend the same against the lawful claims of any person whomsoever claiming by, through or under the Grantor.

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: John S Holman

John S. Holman
Asst. Vice President

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 12-11-10, before me Kerry Lynn Valdez, a Notary Public,
(insert name and title of the officer)

personally appeared John S. Holman,
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.

(SIGNATURE OF NOTARY) SEAL

Kerry Lynn Valdez

KERRY LYNN VALDEZ
Commission # 1822606
Notary Public -- California
Los Angeles County
My Comm. Expires Nov 13, 2012

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 $ 130,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant NICK BAICH AS AGENT FOR GRANTOR

Subscribed and sworn to before me this 28TH day of JUNE, 2012.

Notary Public Jack M. Pinsker
Commission Expires 12-22-13

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. ANA201001439

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
WILLIAM G. HUNNICUTT 707 GENERAL GEORGE PATTON ROAD NASHVILLE, TN 37221	WILLIAM G. HUNNICUTT 707 GENERAL GEORGE PATTON ROAD NASHVILLE, TN 37221	707 GENERAL GEORGE PATTON ROAD NASHVILLE, TN 37221 MAP PARCEL NO.: 142-09F-707.00-CO

EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

UNIT NO. 707, TOGETHER WITH THE CARPORT DESIGNATED NO. 707-C. IN RIVER PLANTATION, SECTION VIII, PHASE II, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, GENERAL GEORGE PATTON ROAD AND OLD HARDING PIKE, NASHVILLE, DAVIDSON COUNTY. TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION VIII, PHASE II, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 6900, PAGES 514, 515, 516 AND 517, AS AMENDED IN BOOK 6900, PAGE 654. ET SEQ. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 7417, PAGES 396, ET SEQ. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. TO WHICH REFERENCE IS HEREBY MADE, THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION VIII, PHASE II CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO. RECORDED IN BOOK 7417, PAGES 396-438, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN THIS CONVEYANCE IS ALSO SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIVER PLANTATION SECTIONS 8-11, UMBRELLA ASSOCIATION, INC OF RECORD IN BOOK 7389, PAGE 924, REGISTERS OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED FROM SHELIA G. SCOTT AND MARY E. PENNINGTON TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 1/7/2010, AT INSTRUMENT NO. 20100107-0001615 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED FROM SHELIA G. SCOTT AND MARY E. PENNINGTON TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 01/07/2010 IN INSTRUMENT 20100107-0001615 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 142-09F-707.00-CO

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