BILL GARRETT, Davidson County
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20110907-0069350

Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

MATTHEW TIDWELL, LOUIS CATIGNANI, AND MICKEY WILLIAMS
804 HOLT GROVE COURT
NASHVILLE, TN 37211

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 16 day of August, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and MATTHEW TIDWELL, A SINGLE MAN AND LOUIS CATIGNANI, A MARRIED MAN AND MICKEY WILLIAMS, A MARRIED MAN, AS TENANTS IN COMMON, 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 201009100072089, 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: _____
Kerry L. Chavez
Asst. Secretary VP

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On 8/12/11, before me Tami Flores, a Notary Public,
(insert name and title of the officer)

personally appeared Kerry L. Chavez
Asst. Secretary,
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

TAMI FLORES
Commission # 1832925
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2013

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 $54,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201018137

_____
Affiant

Subscribed and sworn to before me this 31 day of August, 2011.

_____
Notary Public
Commission Expires April 13, 2015

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

~~RETURN TO:~~ NEW OWNER
MATTHEW TIDWELL
804 HOLT GROVE COURT
NASHVILLE, TN 37211

SEND TAX BILLS TO:
MATTHEW TIDWELL
804 HOLT GROVE COURT
NASHVILLE, TN 37211

PROPERTY ADDRESS:
419 MALLORY STREET
NASHVILLE, TN 37203

MAP PARCEL NO.:
10507039200

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Rains Heights, of record in Plat Book 2663, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to HSBC Mortgage Services, Inc. its successors and or assigns, by deed In Lieu of Foreclosure, dated July 19, 2010 recorded September 10, 2010 of record in Book 20100910-0072089, said Register's Office.

Being the same property conveyed to Elnora B. Terry, by Quitclaim Deed from Louise Jackson a/k/a Elizabeth L. Jackson, dated September 29, 1995 recorded October 11, 1995 of record in Book 9824, Page 525, said Register's Office. Correction Quitclaim Deed dated September 29, 1995 recorded November 6, 1995 of record in Book 9850, Page 983, said Register's Office.

Being the same property conveyed to Matthew Tidwell and wife, by deed from HSBC Mortgage Services, Inc. and wife, , of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.