Box 13
#16635

SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 3rd DAY OF October, 2011.

Notary Public

MY COMMISON EXPIRES:
(AFFIX SEAL)

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Return to:

SURETY LENDER SERVICES
1 EAST STOW ROAD
MARLTON, NJ 08053

THIS INSTRUMENT WAS PREPARED BY
Heather A. Spitz – Change of Title, Inc., 160 S. Old Springs Rd. Suite 260, Anaheim Hills, Ca 92808

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRE'DWON DIXON AND FRE'DRISHA DIXON	SAME	136-10-0B-037.00-C
3416 Tisdall Drive<~~214 Seneca Forest Court~~ ~~Nashville, TN 37217~~ Whites Creek, TN 37189		

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, **HCR00811, LLC, A FLORIDA LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **FRE'DWON DIXON AND FRE'DRISHA DIXON,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BILL GARRETT, Davidson County
Trans:T20110061991 DEEDWARRSP
Recvd: 10/05/11 11:07 3 pgs
Fees:18.00 Taxes:99.90
20111005-0077185

Property known as, 214 SENECA FOREST COURT, NASHVILLE TN 37217

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

Witness my hand this 30 day of September, 2011.

HCR00811, LLC, A FLORIDA LIMITED LIABILITY COMPANY
By and through its Attorney in Fact 24 Asset Management Corp.,
A Florida Corporation

BY: _____
Francesca Schaeffer, Esq.

IT'S; Attorney in Fact

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, Mercedes Aquino, a Notary Public of the state and county mentioned, personally appeared Francesca Schaeffer, its Attorney in fact for 24 Asset Management Corp., a Florida Corporation on behalf of HCR00811, LLC, a Florida limited liability company with whom I am personally acquainted and who, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Attorney in Fact

Witness my hand and official seal this 30 day of September 2011.

Notary Public
Printed Name: Mercedes Aquino
My Commission Expires:

MERCEDES AQUINO
MY COMMISSION # EE 038026
EXPIRES: November 26, 2014
Bonded Thru Notary Public Underwriters

File No.: 16635

EXHIBIT A

Being Lot Number 53, Unit 53A, Condominium Site Plan, Lots 15-20 and 41-56, Section Four, Priest Lake Forest, of record in Plat Book 5200, page 574, amending Plat Book 5200, page 573, register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to HCR00811, LLC, A Florida Limited Liability Company, by deed of record in Instrument No. 20111005007184, Register's Office for Davidson County, Tennessee.