BILL GARRETT, Davidson County
Trans:T20110068327 DEEDWARRSP
Recvd: 11/01/11 10:29 3 pgs
Fees:18.00 Taxes:185.00
20111101-0084829

Prepared by:

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

Returned to:

KHANH NGUYEN AND HUONG DANG - NEW OWNERS
2012 GREEN TIMBERS DRIVE
ANTIOCH, TN 37013

T011-016291
2134

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 19 day of October, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and KHANH NGUYEN AND HUONG DANG, HUSBAND AND WIFE, 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 20110512-0036674, 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 10/12/11, before me Tami Flores, a Notary Public,
(insert name and title of the officer)

personally appeared Kerry L. Chavez VP,
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 $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201121152

Michael L. Kashenko
Affiant

Subscribed and sworn to before me this 18 day of October, 2011.

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

_____
Notary Public
Commission Expires _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
KHANH NGUYEN	KHANH NGUYEN	520 JANICE DRIVE ANTIOCH, TN 37013
2012 GREEN TIMBERS DRIVE	2012 GREEN TIMBERS DRIVE	MAP PARCEL NO.:
ANTIOCH, TN 37013	ANTIOCH, TN 37013	162-100-083.00

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 83 ON THE PLAN OF BROOKVIEW ESTATES, SECTION 1, OF RECORD IN PLAT BOOK 4460, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO THIS CONVEYANCE AND THE WARRANTY OF TITLE MADE HEREIN SHALL APPLY.

1. ALL EASEMENTS, RIGHTS-OF-WAY AND PRESCRIPTIVE RIGHTS WHETHER OF RECORD OR NOT, PERTAINING TO ANY PORTION(S) OF THE HEREIN DESCRIBED PROPERTY (HEREINAFTER, THE "PROPERTY");

2. ALL VALID OIL, GAS AND MINERAL RIGHTS, INTERESTS OR LEASES, ROYALTY RESERVATIONS, MINERALS INTEREST AND TRANSFERS OF INTEREST OF ANY CHARACTER, IN THE OIL, GAS OR MINERALS OF RECORD IN ANY COUNTY IN WHICH ANY PORTION OF THE PROPERTY IS LOCATED:

3. ALL RESTRICTIVE COVENANTS, TERMS, CONDITIONS, CONTRACTS, PROVISIONS, ZONING ORDINANCES AND OTHER ITEMS OF RECORD IN ANY COUNTY IN WHICH ANY PORTION OF THE PROPERTY IS LOCATED, PERTAINING TO ANY PORTION(S) OF THE PROPERTY, BUT ONLY TO THE EXTENT THAT SAME ARE STILL IN EFFECT:

4. ALL PRESENTLY RECORDED INSTRUMENTS (OTHER THAN LIENS AND CONVEYANCES BY, THROUGH OR UNDER THE GRANTOR) THAT AFFECT THE PROPERTY AND ANY PORTION(S) THEREOF:

5. AD VALOREM TAXES, FEES AND ASSESSMENTS, IF ANY, FOR THE CURRENT YEAR AND ALL PRIOR AND SUBSEQUENT YEARS, THE PAYMENT OF WHICH GRANTEE ASSUMES (AT THE TIME OF TRANSFER OF TITLE), AND ALL SUBSEQUENT ASSESSMENTS FOR THIS AND ALL PRIOR YEARS DUE TO CHANGE(S) IN LAND USAGE (INCLUDING, BUT NOT LIMITED TO, THE PRESENCE OR ABSENCE OF IMPROVEMENTS, IF ANY, ON THE PROPERTY), OWNERSHIP, OR BOTH, THE PAYMENTS OF WHICH GRANTEE ASSUMES; AND :

6. ANY CONDITIONS THAT WOULD BE REVEALED BY A PHYSICAL INSPECTION AND SURVEY OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED FROM FRANCIS GARCIA AND KENDRA BROWN TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 5/12/2011, AT INSTRUMENT#: 20110512-0036674 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 162-100-083.00

PROPERTY COMMONLY KNOWN AS: 520 JANICE DRIVE, ANTIOCH, TN 37013