BILL GARRETT, Davidson County
Trans:T20110082497 DEEDWARRSP
Recvd: 12/29/11 12:57 3 pgs
Fees:18.00 Taxes:292.30
20111229-0101840

Prepared by:

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

Returned to:

THOMAS B. HAEHN
3631 BRUSH HILL ROAD
NASHVILLE, TN 37216

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 16 day of November, 2011, by and between HSBC MORTGAGE SERVICES, INC., hereinafter referred to as Grantor, and THOMAS B. HAEHN, AN UNMARRIED MAN, 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 20110606-0043363, 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 11/18/11, before me Maria D Ahumada, a Notary Public,
(insert name and title of the officer)

personally appeared Kerry L. Chavez, VP 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

MARIA D. AHUMADA
Commission # 1924809
Notary Public - California
Los Angeles County
My Comm. Expires Feb 7, 2015

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 $79,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Our File No. ANA201115352

_____
Affiant

Subscribed and sworn to before me this 14 day of December, 2011.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pisaker, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

_____
Notary Public
Commission Expires _____

RETURN TO: owner	SEND TAX BILLS TO:	PROPERTY ADDRESS:
THOMAS B. HAEHN	THOMAS B. HAEHN	2620 SOLON DRIVE NASHVILLE, TN 37206
3631 BRUSH HILL ROAD	3631 BRUSH HILL ROAD	MAP PARCEL NO.:
NASHVILLE, TN 37216	NASHVILLE, TN 37216	08304026700

EXHIBIT A

LEGAL DESCRIPTION

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

A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, IN THE STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, BEING LOT NO. 11 ON THE PLAN OF ROSEBANK TERRACE, SECTION II, OF THE RECORD IN BOOK 5210, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM WILLIAM F. STEWART AND ALISSAR H. STEWART TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 06/06/2011 IN INSTRUMENT 20110606-0043363 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 08304026700

PROPERTY COMMONLY KNOWN AS: 2620 SOLON DRIVE, NASHVILLE, TN 37206