SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120004190 DEEDWARRSP
Recvd: 01/18/12 13:37 3 pgs
Fees:18.00 Taxes:177.60
20120118-0004931

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2012.

L. Chandler, Dep. Reg

~~Notary Public~~

~~MY COMMISSION EXPIRES:~~

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Ruegge	Same	033-12-0 086.00
(NAME)	(NAME)	
215 Friendship Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

HSBC BANK USA N.A.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julie Ruegge

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN UNION COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved X property, known as 215 Friendship Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the tights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of Jan, 2012.

HSBC BANK USA N.A.

BY: _____

VP Tami Flores

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On 1/16/2012 before me, EPeeters TF Notary Public
(insert name and title of the officer) personally appeared Tami Flores,
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 _____ (Seal)

E. PEETERS
Commission # 1840808
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Gateway, Section 1, as of record in Book 3300, page 39 and 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 76 feet on the northwesterly side of Friendship Drive, and runs back 162.5 feet on the northeasterly line and 140.6 feet on the southwesterly line to a dead line in the rear on which it measures 104.9 feet. .

Being all of the same property conveyed to HSBC Bank USA N.A. by Deed in Lieu of Foreclosure dated September 12, 2011 recorded November 11, 2011 of record in Inst. No. 20111102-0085171, Register's Office Davidson County, Tennessee