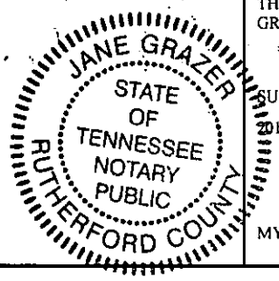
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 23rd DAY OF JANUARY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/16/14

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04354 GALARZA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Heysha Galarza and Esual Galarza	Same address	174-11A-86.00 CO
1220 Blairfield Drive	as new owner	
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SPRINGLEAF FINANCIAL SERVICES, INC. FKA
AMERICAN GENERAL FINANCIAL SERVICES, INC.

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

ESAUL NUNEZ AND HEYSHA L. GALARZA, HUSBAND AND WIFE

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

Lot Number 182 on the Plan of First Revision to Cane Ridge Farms Phase One, Section Three, of record at Instrument Number 20020712-0084136 as corrected under Instrument Number 20030210-0018021, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee to American General Financial Services, Inc. as recorded on the 22nd day of February, 2011 in Instrument No. 20110222-0014465 and Warranty Deed from The Jones Company of Tennessee, L.L.C. to Dewitt Hogue and wife, Teresa Hogue as recorded on the 19th day of February, 2003 in Instrument No. 20030219-0021493, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF FIRST REVISION TO CANE RIDGE FARMS PHASE ONE, SECTION THREE, as recorded in Instrument No. 20020712-0084136 and Certificate of Correction recorded at Instrument No. 20030210-0018021, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(A) Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20060112-0004819, 20100526-0040558 and 20101228-0102708 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (B)Charter of Homeowners Association recorded at Instrument No. 20010815-0088360. (C) Easement for Water Mains, Access Road, Power Lines and Appurtenances, recorded in Book 5078, Page 476. (D) Easement for Transmission Line, recorded in Book 4428, Page 565. (E) Easement to United Telephone Co., recorded in Instrument No. 20020123-0009340. (F) Conveyance to Homeowners Association recorded at Instrument No. 20010815-0088361.

This is property known as 1220 Blairfield Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee; and the Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise. 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.

BILL GARRETT, Davidson County
Trans:T20120008035 DEEDWARRSP
Recvd: 02/02/12 10:42 2 pgs
Fees:13.00 Taxes:640.10
20120202-0009453

Witness hand on the 19th day of January, 2012.



Springleaf Financial Services, Inc. fka American General Financial Services, Inc.

BY: _____

ITS: Asst Vice President, Jill A. Brooks

STATE OF INDIANA
COUNTY OF VANDERBURGH

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jill A. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Asst Vice President of SPRINGLEAF FINANCIAL SERVICES, the within named barganor, a corporation, and that Asst Vice President, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Evansville, Indiana, this 19th day of January, 2012.

Notary Public Beverly J. Kuhr

My Commission Expires: 3-14-15

SEAL

BEVERLY J. KUHR
Resident of Vanderburgh County, IN
Commission Expires: March 14, 2015

file # 12-04354 GALARZA