After Recording Return to:
SLS
Attn: CAROL DEVILLING
209 BILMAR DRIVE
PITTSBURGH, PA 15205
File No. T012-003059

This document prepared by:

PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
106-16-0-033.00

BILL GARRETT, Davidson County
Trans: T20120035865 DEEDWARRSP
Recvd: 05/16/12 09:03 4 pgs
Fees: 23.00 Taxes: 390.29
20120516-0042161

SPECIAL WARRANTY DEED

T012-003059

THIS INDENTURE made and entered into on this 16 day of April 2012 by and between HSBC MORTGAGE SERVICES, INC., organized and existing under the laws of DELAWARE, of 931 CORPORATE CENTER DRIVE, POMONA, CA 91768 hereinafter referred to as Grantor(s) and PATRICIA A. MARSHALL, A MARRIED WOMAN, of 407 HOLLYDALE DRIVE, NASHVILLE, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED FIVE THOUSAND FOUR HUNDRED EIGHTY-FIVE AND 00/100 ($105,485.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20120111-0003114, Recorded: 01/11/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Assessor's parcel No. 106-16-0-033.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

HSBC MORTGAGE SERVICES, INC.

BY: _____
VP **Tami Flores**

STATE OF CALIFORNIA
COUNTY OF LA

On 4/16/2012 before me, K L Chavez. Notary Public, personally appeared Tami Flores 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

K. L. CHAVEZ
Commission # 1822608
Notary Public - California
Los Angeles County
My Comm. Expires Nov 13, 2012

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 ~~$101,505.00~~ $105,485.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Michelle Kachinko
Michelle Kachinko

Subscribed and sworn to before me this 23 day of April, 2012

Notary Public

Commission Expires 9/9/13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Matthew W. Jones, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Sept. 9, 2013
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:

PATRICIA A. MARSHALL
407 HOLLYDALE DRIVE
NASHVILLE, TN 37217

Name and address of property owner:

PATRICIA A. MARSHALL
407 HOLLYDALE DRIVE
NASHVILLE, TN 37217

EXHIBIT A
LEGAL DESCRIPTION

BEING LOT NO. 8 ON THE PLAN OF HILL-N-DALE ACRES, OF RECORD IN BOOK 2900, PAGES 33 AND 34, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEGINNING ON THE NORTHWESTERLY MARGIN OF HOLLYDALE DRIVE AT THE CORNER OF LOTS NOS. 7 AND 8; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWESTWARDLY 218 FEET TO THE SOUTHEASTERLY LINE OF LOT NO. 3; THENCE WITH THE LINE BETWEEN LOTS NOS. 2, 3 AND 8 NORTHEASTWARDLY 205.5 FEET TO THE CORNER OF LOTS NOS. 8 AND 9; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHEASTWARDLY 201.3 FEET TO THE NORTHWESTERN MARGIN OF SAID HOLLYDALE DRIVE; THENCE WITH SAME AROUND A CURVE WITH A RADIUS OF 50 FEET, SOUTHWARDLY 49.9 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH SAID DRIVE AROUND A CURVE WITH A RADIUS OF 25 FEET SOUTHWARDLY 21 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH SAID DRIVE SOUTHWESTWARDLY 111 FEET TO THE BEGINNING.

THIS CONVEYANCES IS SUBJECT TO ANY ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM ROBERT L. SMITH, JR. A/K/A ROBERT L. SMITH AND PATRICIA E. AND SMITH A/K/A PATRICIA SMITH TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 01/11/2012 IN INSTRUMENT 20120111-0003114 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 106-16-0-033.00

PROPERTY COMMONLY KNOWN AS: 407 HOLLYDALE DRIVE, NASHVILLE, TN 37217