SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120044357 DEEDWARRSP
Recvd: 06/15/12 11:37 3 pgs
Fees: 18.00 Taxes: 185.00

20120615-0052713

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES

BRENDA ASHBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 6, 2014

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
J. Terry Veazey	Same	026-06-0 002.00
(NAME)	(NAME)	
PO BOX 2903		
(ADDRESS)	(ADDRESS)	
HENDERSONVILLE, TN 37077		
(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,

Household Financial Center, Inc.

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

J. Terry Veazey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON 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 104 Habersham Court, 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 12 day of June, 2012.

HOUSEHOLD FINANCIAL CENTER, INC.

BY: _____

VP Tami Flores

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On 6/12/2012 before me, E. Peeters
(insert name and title of the officer) personally appeared _____,
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. 2 on the Plan of the Re-subdivision of Windsor Green, Phase 1, of record in Book 6250, Page 374, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of said lot.

Being all of the same property conveyed to Household Financial Center, Inc, by Substitute Trustee's Deed dated recorded 1/18/2012 of record in Inst. No. 20120118-0004973, Register's Office Davidson County, Tennessee