12-06371

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20120049126 DEEDWARRSP
Recvd: 07/03/12 13:32 4 pgs
Fees:23.00 Taxes:120.25
20120703-0058574

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: New Owner
Justin K. McCrory
3224 Cloverwood Drive
Nashville, TN 37214

****

PROPERTY ADDRESS:

325 Hickory Street, Madison, TN 37115

****

MAP PARCEL NUMBERS: 043-13-0-333.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **HSBC Mortgage Services, Inc.**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Justin K. McCrory ("Grantee"), its successors and assigns, certain real estate in **Davidson**County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 325 Hickory Street, Madison, TN 37115.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2012, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Tami Flores on this the 11 day of June, 2012

Grantor: **HSBC Mortgage Services, Inc.**

By: Tami Flores

Name: **Tami Flores**

Title: VP

State of California
County of Los Angeles

On 6/11/2012 before me, E. Peeters, Notary Public (here 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 foregoing deed and consideration statement and sworn 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

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $32,500.00.

Tami Flores

Affiant

Tami Flores VP

Subscribed and sworn to before me this the 11 day of June, 2012

State of California
County of Los Angeles

On 6/11/2012 before me, E. Peeters, Notary Public (here 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 foregoing deed and consideration statement and sworn 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.

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Signature _____ (Seal)

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

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 of Block "E" on the Map Crittendon Estates, as shown of record in Book 974, Page 69, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said Lot, said Lot fronts 50 feet on the North Side of Hickory Street (formerly Oak Street) and runs back between lines 127 feet on the west line and 126.3 feet on the east line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed from Jackie Darrell McCarter and Audrey T. McCarter to Ricky L. Carney by Deed recorded 10/27/06, in instrument 20061027-0133433 in the Register's Office of Davidson County, Tennessee.

Subject to all matters as set forth per Book 974, Page 69, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning, ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

BEING the same property conveyed to HSBC Mortgage Services, Inc. by Deed in Lieu of Foreclosure dated March 21, 2012, and recorded on March 30, 2012, as Document No. 20120330-0027016 in the Office of the Davidson County Register.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223