After Recording Return to:
SLS - SLS
Attn: BEN WYMAN
290 BILMAR DRIVE
PITTSBURGH, PA 15205
File No. T012-011563

This document prepared by:

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

Davidson County DEEDWARRSP
Recvd: 08/07/12 10:40 5 pgs
Fees:28.00 Taxes:303.40
20120807-0070205

Tax ID No.:
13413003200

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 1st day of July, 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 MEVAN HAJI, A MARRIED MAN, of 4809 JEFFREY DRIVE, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of EIGHTY-TWO THOUSAND AND 00/100 ($82,000.00) 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 NO. 20120511-0041011, Recorded: 05/11/2012

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. 13413003200

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: _____

Irma Barrios
Asst. Secretary/ V.P.

STATE OF CA
COUNTY OF LA

On 11-16-12 before me, E. Peeters, Notary Public, personally appeared Irma Barrios, 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

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

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 $82,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant BRIAN M. KESTER - AGENT

Subscribed and sworn to before me this 8th day of AUGUST, 2012.

Notary Public
Commission Expires 9-9-2013

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:

MEVAN HAJI
4809 JEFFREY DRIVE
NASHVILLE, TN 37211

Name and address of property owner:

MEVAN HAJI
4809 JEFFREY DRIVE
NASHVILLE, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 97 ON THE PLAN OF KENILWORTH ESTATES, SECTION 4, AS OF RECORD IN BOOK 3300, PAGES 34, 35, AND 36, REGISTERS OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF JEFFERY DRIVE AT THE CORNER OF LOTS NOS. 97 AND 98; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTERLY 130.6 FEET; THENCE NORTHERLY 90 FEET TO THE SOUTHERLY MARGIN OF PENFIELD DRIVE; THENCE WITH THE SAME EASTERLY 103.1 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 20 FEET SOUTHEASTERLY 31.4 FEET TO THE WESTERLY MARGIN OF JEFFERY DRIVE; THENCE WITH SAME, SOUTHERLY 47.5 FEET TO THE BEGINNING.

SUBJECT TO THE EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT MAP FILED IN BOOK 3300, PAGES 34, 35 AND 36 AND BOOK 3316, PAGE 339.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM PAUL D. HINES AND CAROLYN A. HINES TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 5/11/2012, AT INSTRUMENT NO. 20120511-0041011 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 13413003200

PROPERTY COMMONLY KNOWN AS: 4809 JEFFREY DRIVE, NASHVILLE, TN 37211

True Copy Certification

I, Brian M. Kester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

B M. K

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Matthew W. Jones, a notary public for this county and state, Brian M. Kester, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/13

Notary' Seal (if on paper)

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