Davidson County	DEEDWARRSP
Recvd: 10/09/12 13:13	5 pgs
Fees:28.00 Taxes:125.80	
20121009-0092476	

State of Tennessee |
County of Davidson |

When recorded, please return to:
Secured Lending Services
Att: Ben Wyman
209 Bilmar Drive
Pittsburgh, Pennsylvania 15205

Address New Owner:
Ronald M. Crump
184 Tweedy Road
Ashland City, TN 37015

Send Tax Bill To:
Same

This instrument was prepared by:
Laurie J. Hadwyn-Janes, (423)618-6140
P.O. Box 21060
Chattanooga, TN 37424

Tax ID/Parcel No.: 086-11-0A-075.000

T12-61813

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on the day and date last written, by and between **HSBC Mortgage Services, Inc.**, of 931 Corporate Center Drive, Pomona, California 91768, hereinafter called the "GRANTOR(S)", and **Ronald M. Crump**, unmarried, hereinafter called the "GRANTEE(S)",

WITNESSETH:

NOW FOR AND IN CONSIDERATION of the sum of Thirty-Four Thousand and 00/100 ($34,000.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE(S)", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GRANTOR(S) has given, granted, bargained, sold, conveyed and confirmed and by these presents does give, grant, bargain, sell, convey and confirm unto "GRANTEE(S)", and all his heirs and assigns, all Grantor's right, title and interest in a certain tract or parcel of land located in Davidson County, State of Tennessee, and more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to easements and restrictions of record.

Prior instrument reference: Instrument Number 20120501-0037197, recorded 5/1/2012

TO HAVE AND TO HOLD the aforesaid real estate, tract or parcel of land, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, estate title and interest thereto belonging unto the said GRANTEE(S), his heirs and assigns, in fee simple forever.

GRANTOR(S) does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to sell and convey the same, and the same is unencumbered, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record and any real estate taxes, which are to be prorated, and unless otherwise herein set out; and GRANTOR(S) does further covenant to warrant and forever defend the title to the said land to the said GRANTEE(S), and his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, Grantor(s) has hereunto caused this instrument to be executed by its duly authorized officer this 23 day of Aug, 2012.

HSBC Mortgage Services, Inc.

By: _____

Title: Tami Flores - VP

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On 8/23/12 before me, C.M. Pankonin, 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 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 Public

(Notary Seal)

C. M. PANKONIN
Commission # 1821243
Notary Public - California
Los Angeles County
My Comm. Expires Nov 1, 2012

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY DEED
(Title or description of attached document)

Title or description continued
(Title or description of attached document continued)

Number of Pages 5 ttl Document Date 8/23/12

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer
  vp
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

STATE OF _____ |
COUNTY OF _____ |

On this _____, 2012, before me, a Notary Public, personally appeared _____, personally known to me, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the _____ of **HSBC Mortgage Services, Inc.**, and that he as such Officer and being authorized to do so, executed the foregoing instrument on behalf of the Grantor herein named, and for the purposes herein contained by signing the name of the Grantor(s) by himself as such officer.

_____
NOTARY PUBLIC – _____ (Notary Seal)
My Commission Expires: _____
_____ County

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration or true value for this transfer is $34,000.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

Lindsay Kress
Affiant Lindsay Kress as agent

Sworn to and subscribed before me this 28th day of August, 2012.

_____
NOTARY PUBLIC – _____ (Notary Seal)
My Commission Expires: _____
_____ County

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jack M. Pindar, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Dec. 22, 2013
Member, Pennsylvania Association of Notaries

Exhibit A

Legal Description:

Being a certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 5, Building No. 14, Raintree Village (a condominium), as shown on the revised Plat of HermitageWoods Condominium Apartments, Phase II AND II-A, of record in Book 4860, Pages 62, 63 and 64, Register's Office for said county, to which plat reference is hereby made. Garage No. 14-5 is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed from Teresa Ann Hart, single, to HSBC Mortgage Services, Inc., by deed dated April 20, 2012, and recorded on May 1, 2012, as Instrument Number 20120501-0037197, in the Register's Office of Davidson County, Tennessee.

Common Property Address: 212 Raintree Drive, Hermitage, TN 37076

Parcel ID Number: 086-11-0A-075.000

True Copy Certification

I, Jennifer Lander, 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.

Jennifer Lander
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Virginia M. Noble* a notary public for this county and state, Jennifer Lander who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Virginia M Noble
Notary's Signature

*Virginia M. Noble

My Commission Expires: 6/19/15
Notary' Seal (if on paper)



NOTARIAL SEAL
VIRGINIA M NOBLE
Notary Public
KENNEDY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 19, 2015