Davidson County	DEEDWARRSP
Recvd: 10/18/12 15:27	5 pgs
Fees:28.00 Taxes:307.10	
20121018-0095837	

After Recording Return to:
SLS - SLS
Attn: BEN WYMAN
290 BILMAR DRIVE
~~PITTSBURGH, PA~~ 15205
File No. T012-012026

This document prepared by:

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

Tax ID No.:
135-14-0A-084.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 16 day of Aug, 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 CHAOHUI TANG, A MARRIED WOMAN, of 96 TIMBERLINE DRIVE, NASHVILLE, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of EIGHTY-THREE THOUSAND AND 00/100 ($83,000.00) 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.: 20120511-0041049, 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. 135-14-0A-084.00

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: Tami F
NAME:
TITLE: **Tami Flores** – VP

STATE OF Cali
COUNTY OF Los Angeles

On 8/16/2012 before me, Robin Powell, a Notary Public, 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.

Robin Powell
(SIGNATURE OF NOTARY) SEAL

ROBIN POWELL
Commission # 1822604
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 $83,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant BENN M. KESTER. AGENT

Subscribed and sworn to before me this 22nd day of AUGUST, 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:

CHAOHUI TANG
96 TIMBERLINE DRIVE
NASHVILLE, TN 37221

Name and address of property owner:

CHAOHUI TANG
96 TIMBERLINE DRIVE
NASHVILLE, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 93 ON THE PLAN OF PINNACLE POINT SUBDIVISION, PHASE 3, OF RECORD IN PLAT BOOK 6900, PAGES 391-393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

THIS LOT IS PART OF A PLANNED UNIT DEVELOPMENT AND IS CONVEYED SUBJECT TO MASTER DEED, DECLARATION OF COVENANTS AND RESTRICTIONS, BY-LAWS OF PINNACLE POINT HOMEOWNERS ASSOCIATION, ALL AS MADE, PROVIDED AND SET OUT IN AN INSTRUMENT OF RECORD IN BOOK 7032, PAGE 730 THROUGH 777, BOTH INCLUSIVE, SAID REGISTER'S OFFICE, ARTICLES OF INCORPORATION OF PINNACLE POINT HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 7058, PAGE 234 THROUGH 239, BOTH INCLUSIVE.

SAID REGISTER'S OFFICE, THE PLAN OF RECORD IN BOOK 6900, PAGE 140 AND 141, SAID REGISTER'S OFFICE, THE PLAN OF RECORD IN BOOK 6900, PAGE 391, 392 AND 393, SAID REGISTER'S OFFICE, RESTRICTIVE COVENANTS OF RECORD IN BOOK 6403, PAGE 169, SAID REGISTER'S OFFICE, AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7057, PAGE 739, SAID REGISTER'S OFFICE, AND CERTIFICATE OF ACKNOWLEDGMENT AND OATH OF RECORD IN BOOK 7065, PAGE 959, SAID REGISTER'S OFFICE, DEED OF CONVEYANCE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 7097, PAGE 158, SAID REGISTER'S OFFICE AND TO ALL APPLICABLE LOCAL GOVERNMENT PLANNING, BUILDING AND ZONING REGULATION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, ZONING AND PLANNING ORDINANCES, AND HEALTH DEPARTMENT REGULATIONS THAT MAY AFFECT THE PREMISES AND EASEMENTS AND RESTRICTIONS RECORDED IN PLAT BOOK 6900, PAGES 391-393.

BEING THE SAME PROPERTY CONVEYED FROM DONALD MONTS AND AVIKKI MONTS TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 5/11/2012, AT INSTRUMENT NO. 20120511-~~00491049~~ 0041049 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NO.: 135-14-0A-084.00

PROPERTY COMMONLY KNOWN AS: 425 BLACK MOUNTAIN, ANTIOCH, TN 37013, TN 37013

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