Davidson County DEEDWARRSP
Recvd: 10/19/12 15:50 5 pgs
Fees:28.00 Taxes:726.05
20121019-0096247

After Recording Return to:
SLS - SLS
Attn: BEN WYMAN
290 BILMAR DRIVE
PITTSBURGH, PA 15205
File No. 7012-006609

This document prepared by:

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

Tax ID No.:
172-12-0B-353

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 26 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 RAMIL NOBLE TRINIDAD AND MARY ELIZABETH TRINIDAD, HUSBAND AND WIFE, with a mailing address to 3013 CODY HILL ROAD, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED NINETY SIX THOUSAND TWO HUNDRED THIRTY AND 00/100 ($196,230.00) 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 NUMBER 20120227-0016545, Recorded: 02/27/2012

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. 172-12-0B-353

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

STATE OF Cali
COUNTY OF Los Angeles

On 7/26/2012 before me, E. Peeters, 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.

_____
(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 $196,230.00, 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 28 day of AUGUST, 2012.

Notary Public
Commission Expires

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

Name and address for person(s) responsible for taxes:

RAMIL NOBLE TRINIDAD AND MARY ELIZABETH TRINIDAD
3013 CODY HILL ROAD
NASHVILLE, TN 37211

Name and address of property owner:

RAMIL NOBLE TRINIDAD AND MARY ELIZABETH TRINIDAD
3013 CODY HILL ROAD
NASHVILLE, TN 37211

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 210 ON THE PLAN OF BRADFORD HILLS, SECTION FOURTEEN, OF RECORD IN PLAT BOOK 7900, PAGE 739, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM ADNAN ATRUSHI AND JAYNE ATRUSHI TO HSBC MORTGAGE SERVICES, INC. BY DEED RECORDED 2/27/2012, AT INSTRUMENT NO. 20120227-~~016545~~ 0016545 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 172-12-0B-353

PROPERTY COMMONLY KNOWN AS: 3013 CODY HILL ROAD, NASHVILLE, TN 37211

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