12-06973

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:T20120093955 DEEDWARRSP
Recvd: 12/07/12 16:04 6 pgs
Fees:33.00 Taxes:148.00
20121207-0113170

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
New owner
Remon Mawad and Bishoy Mawad

3111 Justin Tourne Ct.

Antioch, TN 37013

****

PROPERTY ADDRESS:

749 Lake Terrace Dr, Nashville, TN 37217

****

MAP PARCEL NUMBERS: 150.02-0-382.00

****

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 Remon Mawad and Bishoy Mawad ("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, 749 Lake Terrace Dr, Nashville, TN 37217.

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.

BM

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized agent on this the 29 day of November, 2012.

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

By: Blanche I. Stewart

Name: Blanche I. Stewart

Title: Asst. Secretary

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be _____ of **HSBC Mortgage Services, Inc.**, and that _____, as such _____, executed the foregoing instrument by signing the name of the company by himself/herself as _____

Witness my hand and seal at Office in _____, _____, this ___ day of _____.

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

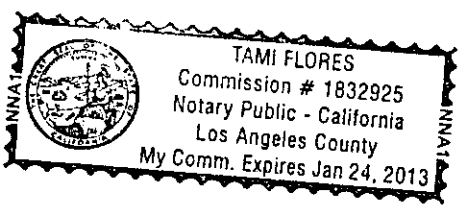
State of California)
County of Los Angeles)

On November 29, 2012, before me, Tami Flores, a Notary Public, personally appeared Blanche I. Stewart, 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.

Notary Public



RESTRICTED

****

STATE OF _____

COUNTY OF _____

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $40,000.00.

Blanche I. Stewart
Affiant

Subscribed and sworn to before me this the 19 day of November, 2012.

Blanche I. Stewart
Asst. Secretary

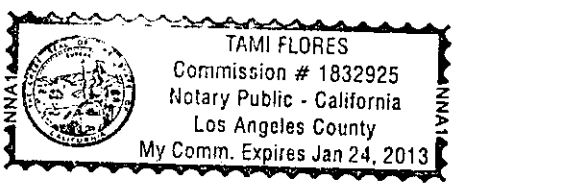
_____
Notary Public

My Commission Expires: _____

JURAT

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 29th day of November, 2012 by Blanche I. Stewart proved to me on the basis of satisfactory evidence to be the person who appeared before me.



RESTRICTED

EXHIBIT "A"

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davison County, Tennessee, being Lot No. 26-B, Zone Lot Division on the Plan of Harborgate, Section One, of record in Book 6250, Page 638, Amending Book 5200 Page 712, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Antonio Duane Foster by Warranty Deed dated June 30, 2005 and recorded as Instrument Number 20050718-0083019, in the Office of the Davidson County Register of Deeds.

Further being the same property conveyed to HSBC Mortgage Services, Inc. by Substitute Trustee's Deed dated September 11, 2012 and of record as Instrument No. 20120917-0084341 in the Office of the Davidson County Register of Deeds.

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

JBM