This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $104,900.00.

Angela Bellson
Affiant

Subscribed and sworn before me this the 18th day of January, 2013.

Notary Public
My commission expires: 9/9/14

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Angela Bellson	SWBC Mortgage Corporation	86-16-42
AS 4320 Central Valley Drive	5055 Maryland Way, Ste 200	
Hermitage, TN 37076.	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HHBC INVESTMENTS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANGELA BELLSON, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Central Valley of record in Book 5800, page 71, Register's Office for said County.

Said Lot Number 13 fronts 78.00 feet on the southerly margin of Central Valley Drive and extends back 133.35 feet on the westerly line and 137.10 feet on the easterly line to a dead line in the rear, measuring 87.11 feet thereon.

Being the same property conveyed to HHBC Investments, LLC by Special Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20121018-0095834; dated September 25, 2012; said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal Home Loan Mortgage by Trustee's Deed of record in Instrument 20120227-0016796; dated February 21, 2012; said Register's Office for Davidson County, Tennessee.

Also, being all of the same property conveyed to Carlos Romero, married by deed from Rogelio Pacheco and wife, Adriana Pacheco of record in Instrument No. 20000809-0078975, dated 7/27/00; said Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4320 Central Valley Drive, Hermitage, TN 37076.

TKH

BILL GARRETT, Davidson County
Trans:T20130006859 DEEDWARR
Recvd: 01/24/13 15:12 2 pgs
Fees:13.00 Taxes:388.13
20130124-0008022

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 18th day of January, 2013.

HHBC Investments, LLC

Tyler Hiatt as member

By: Tyler Hiatt, Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Hiatt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HIMSELF, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said TYLER HIATT as such MEMBER.

Witness my hand and official seal this 18th day of JANUARY,2013.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY