13-07631

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:T20130020901 DEEDWARRSP
Recvd: 03/14/13 10:52 6 pgs
Fees:33.00 Taxes:255.30
20130314-0025459

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO:
New owner
Scott Faubion
9723 Northfolk Drive
Brentwood, TN 37027

****

PROPERTY ADDRESS:

505 Amelia Ct, Antioch, TN 37013
****
MAP PARCEL NUMBERS: 162.10-0-157.00
****

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 Bank USA, N.A.** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Scott Faubion ("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, 505 Amelia Ct, Antioch, TN 37013.

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 2013, 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.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Vice President on this the 8 day of March, 2013.

Grantor: **HSBC Bank USA, N.A.**

By: Beverly R. Strickland

Name: Beverly R. Strickland

Title: Vice President

See Attached

State of _____
County of _____

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, by _____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

See Attached

WITNESS my hand and official seal.

Signature _____ (Seal)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On MARCH 8, 2013 before me, J Gray, Notary Public
(Here insert name and title of the officer)

personally appeared ----------BEVERLY R STRICKLAND----------,

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)

J. GRAY
Commission # 1849070
Notary Public - California
Los Angeles County
My Comm. Expires May 14, 2013

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

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

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

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (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

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $69,000.00.

Affiant

Beverly R. Strickland

Vice President

State of California
County of _____

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, by _____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

See Attached

Signature _____ (Seal)

Jurat

State of California

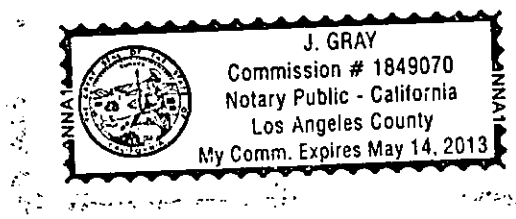
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 8 day of MARCH,

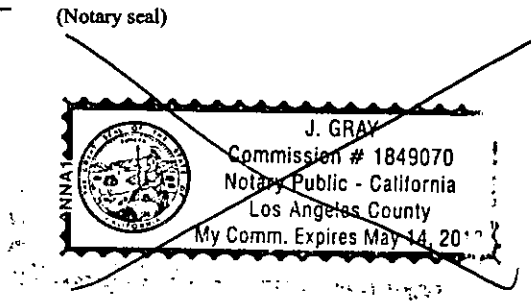
20 13 by Beverly R. Strickland,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature



(Notary seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Document title or description

(Title or description of attached document)

Document title or description continued

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- 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 jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Brook-View-Estates, Section 2, of record in Book 4460, Page 163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Terry K. Roberts and wife, Wendy M. Roberts by Warranty Deed dated April 16, 1993, of record in Book 8923, Page 843, in the Office of the Register of Deeds of Davidson County, Tennessee.

Further being the same property conveyed to HSBC Bank USA, N.A. by Substitute Trustee's Deed dated January 28, 2013 and of record as Instrument No. 2013204-0011413 in the Office of the Davidson County Clerk.

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