13-07497

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:T20130030402 DEEDWARRSP
Recvd: 04/15/13 08:59 6 pgs
Fees:33.00 Taxes:144.30
20130415-0036823

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: NEW OWNER
Barry A Brewer and William E. Brewer
519 Amquiwood Ct
Madison, TN 37115

****

PROPERTY ADDRESS:
519 Amquiwood Ct, Madison, TN 37115

****

MAP PARCEL NUMBERS: 042.08-0-104.00

****

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 Barry A Brewer, married, and William E. Brewer, married, ("Grantees"), for and during their joint lives with the remainder in fee simple to the survivor, 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, 519 Amquiwood Ct, Madison, TN 37115.

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 V. P on this the 14 day of MARCH, 2013

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

By: Beverly R Strickland

Name: Beverly R. Strickland

Title: Vice President

State of California
County of _____

See Attached

On _____ before me, _____ notary, personally appeared the person whose name is subscribed to the foregoing deed and consideration statement and sworn and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person 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 _____ (Seal)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On MARCH 14, 2013 before me, Maria D Ahumada, 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.

MARIA D. AHUMADA
Commission # 1924809
Notary Public - California
Los Angeles County
My Comm. Expires Feb 7, 2015

Signature of Notary Public

(Notary Seal)

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 $39,000.00.

Beverly R. Strickland

Affiant

Beverly R. Strickland Vice President

State of California
County of _____

On _____ before me, _____ notary, personally appeared the person whose name is subscribed to the foregoing deed and consideration statement and sworn and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person 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.

See Attached

Signature _____ (Seal)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

MARIA D. AHUMADA
Commission # 1924809
Notary Public - California
Los Angeles County
My Comm. Expires Feb 7, 2015

On MARCH 14, 2013 before me, Maria D. Ahumada, 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.

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Signature of Notary Public

(Notary Seal)

MARIA D. AHUMADA
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  - ❖ 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

EXHIBIT "A"

Certain real estate in Davidson County, State of Tennessee, described as follows, to-wit:

Lot Number 15B of the Zone Lot Division of Lots 1 through 10, 15 through 24, and 51 through 60, Heritage Place, as of record in Plat Book 6250, Page 632, which amends the Plan of record in Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

BEING the same property conveyed to Linda F. Washington-Bell and Christopher Bell, wife and husband, by Deed dated November 28, 2005, of record as Instrument Number 20051212-0148754, 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 October 2, 2012, of record as Instrument Number 20121008-0091938, in the Office of the Davidson County Register of Deeds.

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