BILL GARRETT, Davidson County
Trans:T20130034677 DEEDWARRSP
Recvd: 04/26/13 16:04 6 pgs
Fees:33.00 Taxes:277.50
20130426-0041946

12-07137

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO: New owner
Andrew Barnard
7202 Venitian Way
Murfreesboro, TN 37129

****

PROPERTY ADDRESS:

3313 Country Way Rd, Antioch, TN 37013

****

MAP PARCEL NUMBERS: 150.03-0-097.00

****

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 Andrew Barnard ("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, 3313 Country Way Rd, 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 17th day of April, 2013.

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

By: _____

Name: Jeannie Gray

Title: Vice President

State of California
County of _____

On _____ before me, _____ , notary personally appeared _____
_____
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing deed and consideration statement and sworn 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 _____ (Seal)

See Attached

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On April 17, 2013 before me, C M Pankonin Notary Public
(insert name and title of the officer)

personally appeared Jeannie Gray,
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 C M Pankonin (Seal)

C. M. PANKONIN
Commission # 1996508
Notary Public - California
Los Angeles County
My Comm. Expires Nov 1, 2016

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $75,000.00.

Affiant

Jeannie Gray

Vice President

State of California
County of _____

On _____ before me, _____ , notary personally appeared _____
_____
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the foregoing deed and consideration statement and sworn 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 _____ (Seal)

See Attached

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On April 17, 2013 before me, C M Pankonin Notary Public
(insert name and title of the officer)

personally appeared Jeannie Gray,
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 C M Pankonin (Seal)

C. M. PANKONIN
Commission # 1996508
Notary Public - California
Los Angeles County
My Comm. Expires Nov 1, 2016

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 85, on the plan of The Country, Section Three, of record in Book 5200, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same real estate conveyed to Charles S. Williams, Jr. and wife, Tanika Williams, by Warranty Deed dated November 21, 1997 and recorded November 26, 1997, in the Register's Office of Davidson County, Tennessee, as Document No. 0374162, in Book 10699, Page 253.

Further being the same property conveyed to HSBC Mortgage Services, Inc. by Substitute Trustee's Deed dated November 15, 2012 and of record as Instrument No. 20121203-0110525 in the Office of the Davidson County Register of Deeds.

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