BILL GARRETT, Davidson County
Trans:T20130049443 DEEDWARRSP
Recvd: 06/12/13 15:24 6 pgs
Fees:33.00 Taxes:253.45
20130612-0060012

13-07530

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:
Harley Leftwich

927 Russell Street
Nashville, TN 37206

****

PROPERTY ADDRESS:

714 Maple Pl, Nashville, TN 37216

****

MAP PARCEL NUMBERS: 061.05-0A-110.00 Co

****

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, **Household Financial Center, Inc.** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Harley Leftwich ("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, 714 Maple Pl, Nashville, TN 37216.

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 Signer on this the 30 day of May, 2013

Grantor: **Household Financial Center, Inc.**

By: Blanche I Stewart

Name: Blanche I. Stewart

Title: Vice President and Asst. Secretary
Administrative Services Division

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.

Signature _____ (Seal)

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On May 30, 2013 before me, Tami Flores, Notary Public
(insert name and title of the officer)

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.

TAMI FLORES
Commission # 2002269
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2017

Signature _____ **(Seal)**

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $68,500.00.

Affiant

Blanche I. Stewart
Vice President and Asst. Secretary
Administrative Services Division

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.

Signature _____ (Seal)

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On May 30, 2013 before me, Tami Flores, Notary Public
(insert name and title of the officer)

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.

TAMI FLORES
Commission # 2002269
Notary Public - California
Los Angeles County
My Comm. Expires Jan 24, 2017

Signature _____ (Seal)

EXHIBIT "A"

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

Being Unit No. 12, Condominium Site Plan of Phase IV on the Plan of Poplar Glen of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Mary Grace White, unmarried, by General Warranty Deed dated August 26, 1994, of record in Book 9449, Page 508, in the Office of the Davidson County Register of Deeds.

Further being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed dated January 15, 2013 and of record as Instrument No. 20130118-0006405 in the Office of the Davidson County Register of Deeds.

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