13-08126

Davidson County	DEEDWARRSP
Recvd: 08/15/13 10:43	6 pgs
Fees:33.00 Taxes:247.90	
20130815-0085793	

This instrument prepared by:

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

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO: Address of new owner:
Samy Badie
5629 Deer Valley Trail
Antioch, TN 37013

****

PROPERTY ADDRESS:

5442 Hickory Park Dr, Antioch, TN 37013

****

MAP PARCEL NUMBERS: 173.04-0-001.00

****

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, **Household Financial Center, Inc.**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Samy Badie ("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, 5442 Hickory Park Dr, 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 10 day of July, 2013.

Grantor: Household Financial Center, Inc.

By: Beverly R. Strickland

Beverly R. Strickland
Vice President and Asst. Secretary
Administrative Services Division

Name: ~~Administrative Services Division~~

Title: _____

STATE OF _____

COUNTY OF _____

On _____ before me, See Attached _____ 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.

_____
Notary Public

My Commission Expires: _____

****

STATE OF _____

COUNTY OF _____

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $67,000.00.

Beverly R. Strickland
Vice President and Asst. Secretary
Administrative Services Division

_____ Affiant

On _____ See Attached 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.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$ 67000.00**

Lu Ann Maloney
AFFIANT

Subscribed and sworn to before me, this 9th day of August, **2013.**

My Commission Expires: 1-6-14

NOTARY PUBLIC

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 68A on the plan of Hickory Park Villa, Section Two, zone lot division, of record in Plat Book 6200, Page 603, amended in Book 6250, Page 465, Register's Office for said county, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Wanda D. Davis by General Warranty Deed dated February 28, 2002, of record as Instrument Number 20020307-0028599, in the Office of the Davidson County Register of Deeds.

FURTHER BEING the same property conveyed to Household Financial Center, Inc. by Warranty Deed in Lieu of Foreclosure dated March 29, 2013, of record as Instrument Number 20130429-0042601, in the Office of the Davidson County Register of Deeds.

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

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On JULY 10 2013 before me, E. P. Roman . 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.

E. P. ROMAN
COMM. # 1968380
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM EXP. FEB. 3, 2016

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE