13-08321

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:T20130072531 DEEDWARRSP
Recvd: 08/22/13 09:59 6 pgs
Fees:33.00 Taxes:407.00
20130822-0088495

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO: (New Owner)
Paul Kazanofski

1222 Twelve Stones Xing

Goodlettsville, TN 37072

****

PROPERTY ADDRESS:

508 Wanda Dr, Nashville, TN 37210

****

MAP PARCEL NUMBERS:
095-10-0
054.00
****

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 Paul Kazanofski ("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, 508 Wanda Dr, Nashville, TN 37210.

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 12 day of August, 2013.

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

By: _____

Name: Rosemarie Garcia

Title: Vice President and Asst. Secretary
Administrative Services Division

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)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On Aug. 12, 2013 before me, Pascual L. Castillo, Notary Public
(Here insert name and title of the officer)

personally appeared RoseMarie Garcia

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)

PASCUAL L. CASTILLO
Commission # 2031032
Notary Public - California
Los Angeles County
My Comm. Expires Jun 25, 2017

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 $110,000.00.

Rosemarie Garcia
Vice President and Asst. Secretary
Administrative Services Division

Affiant

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)

Jurat

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 12 day of August,

20 13 by RoseMarie Garcia,

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

Signature

(Notary seal)

PASCUAL L. CASTILLO
Commission # 2031032
Notary Public - California
Los Angeles County
My Comm. Expires Jun 25, 2017

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)

Example of an oath or affirmation to be asked by the notary prior to signing: "Do you swear or affirm that the statements made in the attached document are true to the best of your knowledge?" (The affiant must reply affirmatively.)

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"

Lot 152 on the Plan of Elm Hill Acres, Section 2, as of record in Plat Book 2331, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said lot begins at a point in the westerly margin of Wanda Drive, being the northeast corner of Lot 151; thence westwardly with the northerly margin of Lot 151, 148 feet to a monument; thence 42 degrees 26 minutes west 138.6 feet to a monument; thence north 37 degrees 14 minutes east, 33 feet to a point ; thence easterly with the southerly margin of Lot 153, 264 feet to a point in the westerly margin of Wanda Drive; thence with said westerly margin of Wanda Drive, southwestwardly 80 feet to the point of beginning.

Being the same property conveyed to Clarke D. Pace by Deed dated June 9, 2005 and of record as Instrument No. 200506280073894 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 April 1, 2013 and of record as Instrument No. 20130408-0034287 in the Office of the Davidson County Register of Deeds.

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