Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

13-08142

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:T20130101588 DEEDWARRSP
Recvd: 12/03/13 15:34 6 pgs
Fees:33.00 Taxes:296.00
20131203-0123255

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
ConRex Residential Property Group 2012-2, LLC

3 Cordes St.
Charleston, SC 29401

****

PROPERTY ADDRESS:

918 Anita Drive, Old Hickory, TN 37138

****

MAP PARCEL NUMBERS: 044.13-0-014.00

****

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 ConRex Residential Property Group 2012-2, LLC ("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, 918 Anita Drive, Old Hickory, TN 37138.

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 Esther P. Roman on this the 6 day of November, 2013.

Vice President and Asst. Secretary
Administrative Services Division

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

By: _____

Name: Esther P. Roman

Title: Vice President and Asst. Secretary
Administrative Services Division

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: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On November 06, 2013 before me, B. Strickland, Notary Public
(Here insert name and title of the officer)

personally appeared ********** Esther P. Roman **********,

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

B. STRICKLAND
Commission # 2017475
Notary Public - California
Los Angeles County
My Comm. Expires Apr 29, 2017

(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

****

STATE OF California

COUNTY OF Los Angeles

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $80,000.00

Esther P. Roman
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: _____

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County of Los Angeles

On November 06, 2013 before me, B. Strickland, Notary Public
(Here insert name and title of the officer)

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- Securely attach this document to the signed document

EXHIBIT "A"

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 18 on the Map of The Knoll, Section 2, of record in Book 2854, Page 66, Register's Office for said County.

Said Lot No. 18 fronts 150.8 feet on the southwesterly side of Anita Drive, and extends back 296.6 feet on the northeasterly line and 252 feet on the southeasterly line, to an irregular line in the rear on which it measures 159.9 feet.

BEING the same property conveyed to Jim E. Brown and wife, Melissa P. Brown by Warranty Deed dated April 25, 1986, of record in Deed Book 6838, Page 326, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to HSBC Mortgage Services, Inc. by Substitute Trustee's Deed dated April 26, 2013 and of record as Instrument No. 20130530-0054137 in the Office of the Davidson County Register.

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

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122