KN

12-07227

BILL GARRETT, Davidson County
Trans:T20140000087 DEEDWARRSP
Recvd: 01/02/14 09:35 6 pgs
Fees:33.00 Taxes:110.96
20140102-0000096

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:
Deborah M. Scudder

1604 Sunnyslope Court
Goodlettsville, TN 37072

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Deborah M. Scudder

1604 Sunnyslope Court
Goodlettsville, TN 37072

****

PROPERTY ADDRESS:

5116 Brick Church Pike, Goodlettsville, TN 37072

****

MAP PARCEL NUMBERS: 017.00-0-128.00

****

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 Deborah M. Scudder ("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, 5116 Brick Church Pike, Goodlettsville, TN 37072.

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 27 day of November, 2013.

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

By: Beverly R. Strickland

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

Title: _____

State of California
County of _____

On _____ before me, _____, notary personally appeared _____
See Attached
_____, 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 NOVEMBER 29, 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

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $29,990.00.

Beverly R. Strickland
Affiant

Beverly R. Strickland
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)

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County of LOS ANGELES

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

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- Securely attach this document to the signed document

EXHIBIT "A"

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

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to surveys made by J. R. Scott, Surveyor, April 3, 1953, and by M. H. Ragan, Surveyor, April 30, 1955, as follows:

Beginning in the center of Union Hill Road at a point North 40 deg. West 105 feet from the intersection of said Road with the center of Brick Church Pike; thence with the center of Union Hill Road, North 40 deg. West 70 feet and North 31 West 230 feet to a corner in the line of the Union Hill Church property; thence with a fence, North 68 deg. East 178 feet to a post, corner to said Church property; thence North 29 deg. West 211 feet to a post; thence North 58 deg. East 156 feet to a large white oak tree, corner to said Church property in the southerly line of the property conveyed to Mrs. Annie Laura Owens and husband by deed from Mrs. Virgie Bachman, of record in Book 1733, Page 223, said Register's Office; thence South 68 deg. East 535 feet to a fence post on the westerly margin of Brick Church Pike, as now established; thence with the westerly margin of said Pike, South 28 deg. West 205 feet and South 15 deg. West 282 feet; thence leaving said Pike, South 73 deg. West 409 feet to the beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that portion of land sold in Book 9612, Page 26, in the Register's Office of said County.

BEING the same property conveyed to Randall H. Witwer and wife, Cindy J. Witwer, by Deed dated December 31, 1996, recorded January 2, 1997, of record in Book 10308, Page 238, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Household Financial Center, Inc. by Substitute Trustee's Deed dated October 29, 2012 and of record as Instrument No. 20121116-0105757 in the Office of the Davidson County Register of Deeds.

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