CEH1408-TN-2033568

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 01/06/15 13:51 4 pgs
Fees:23.00 Taxes:484.42
20150106-0001414

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,924.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF December 2014

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GEORGE S WADDELL NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 8, 2017

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Building 400, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michelle Moody 3113 Hydes Ferry Road Nashville, TN 37218	Michelle Moody 3113 Hydes Ferry Road Nashville, TN 37218	08004001100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, HSBC Mortgage Services Inc., (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Michelle Moody A Married Person** , whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 3113 Hydes Ferry Road, Nashville, TN 37218

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Michelle Moody A Married Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **HSBC Mortgage Services Inc.** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Michelle Moody A Married Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **HSBC Mortgage Services Inc.,** has executed this deed this the 16 day of December, 2014.

"HSBC MORTGAGE SERVICES INC."

By: Altisource Solutions, Inc., as its Attorney In Fact

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me Yvette D. Mahlen as Authorized Signer of Altisource Solutions, Inc., as attorney in fact of said "**HSBC MORTGAGE SERVICES INC.**"

Witness my hand and Notarial Seal this 16 day of December, 2014.

Notary Public

My Commission expires:

NOTARY PUBLIC GEORGIA FULTON COUNTY MY COMMISSION EXPIRES MAY 8, 2017 GEORGIA'S WADE II

POA recorded simultaneously herewith.

20150106-0001413

RETURN TO:
Michelle Moody
3113 Hydes Ferry Road
Nashville, TN 37218

EXHIBIT "A"

SITUATED, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 7 ON THE PLAN OF HYDE PARK SUBDIVISION, SECTION I, OF RECORD IN PLAT BOOK 2900, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 7 BEING SITUATED IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, FRONTS 138 FEET ON THE WESTERLY SIDE OF OLD HYDES FERRY PIKE AND RUNS BACK AT RIGHT ANGLES FROM SAID RIGHT-OF-WAY ON PARALLEL LINES, A DISTANCE OF 214 FEET ON THE SOUTHERLY SIDE, AND A DISTANCE OF 374 FEET ON THE NORTHERLY SIDE, TO A DEAD LINE ON WHICH IT MEASURES 211.4 FEET.

Being Property Conveyed by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee to HSBC Mortgage Services, Inc., recorded August 29, 2014, in Instrument No.: 20140829-0078978, Davidson County, Tennessee.

I, Lori Lancaster 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 Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (if on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.