# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150010947 DEEDWARRSP
Recvd: 02/12/15 08:59 2 pgs
Fees: 13.00 Taxes: 356.82
20150212-0012878

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,439.00.

L. Hazelton /Louquen Felecia Hazelton/Authorized Signor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE S WADE II NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 9, 2017

**THIS INSTRUMENT WAS PREPARED BY**
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TERRY WANG | TERRY WANG | 42-04-30.00 |
| (NAME) 311 Grant Park Drive | (NAME) 311 Grant Park Drive | AKA-04204003000 |
| (ADDRESS) Franklin, TN 37067 | (ADDRESS) Franklin, TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HOUSEHOLD FINANCIAL CENTER, INC.
c/o Altisource Solutions, Inc.
1000 Abernathy Road NE, Building 400 Ste 200
Atlanta, GA 30328

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TERRY WANG

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot #92 Section on the Plan of Primose Acres, as of record in Book 2663, page 106, Register's Office for Davidson County.

Said Lot #92 fronts 100 feet on the southerly side of Hamblen Drive and extends back 241.2 feet on the easterly line and 260.2 feet on the westerly line to a dead line measuring 102 feet thereon.

Being the same property conveyed to HOUSEHOLD FINANCIAL CENTER, INC., by deed from RICHARD J. MYERS, SUBSTITUTE TRUSTEE, of record as Instrument No. 20140709-0060491, dated July 7, 2014, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved X property, known as 405 HAMBLEN DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 09 day of February, 2015.

HOUSEHOLD FINANCIAL CENTER, INC.
By Altisource Solutions, Inc., as attorney in fact

BY: L. Hazelton / Louquen Felecia Hazelton
Title: Authorized Signor

## ACKNOWLEDGMENT

State of GEORGIA )
County of FULTON )

On February 09, 2015 before me, , personally appeared Louquen Felecia HazelHon as Authorized Signor for Altisource Solutions, Inc., as attorney in fact for HSBC Mortgage Services, Inc., 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 GA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

GEORGE S WADE II
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 9, 2017