Davidson County DEEDWARRSP
Recvd: 08/05/15 15:40 4 pgs
Fees:23.00 Taxes:360.69
20150805-0078155

CEH1506-TN-2615667

SPECIAL WARRANTY DEED

L HAZELTON DEKALB COUNTY GEORGIA NOTARY PUBLIC OCTOBER 22, 2018 MY COMMISSION EXPIRES

STATE OF GEORGIA
COUNTY OF FULTON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,484.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF July 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth Hackney and Linda Hackney and Bennie Ray Hackney 100 Coarsey Blvd, Hendersonville, TN 37075	Kenneth Hackney and Linda Hackney and Bennie Ray Hackney 100 Coarsey Blvd Hendersonville, TN 37075	08004002900

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 **Kenneth Hackney and Linda Hackney, Husband and wife and Bennie Ray Hackney A Single Person Joint Tenants with Rights of Survivorship** , 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: 1727 County Hospital 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 **Kenneth Hackney and Linda Hackney, Husband and wife and Bennie Ray Hackney A Single Person Joint Tenants with Rights of Survivorship** , 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 **Kenneth Hackney and Linda Hackney, Husband and wife and Bennie Ray Hackney A Single Person Joint Tenants with Rights of Survivorship** , 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 30 day of JULY, 2015.

"HSBC MORTGAGE SERVICES INC."

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

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, the undersigned VDN, a Notary Public in and for the State and County aforesaid, appeared before me Yvette D. Malloy as Authorized Signer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Altisource Solutions. Inc., as attorney in fact of said "**HSBC MORTGAGE SERVICES INC.**.

Witness my hand and Notarial Seal this 30 day of July, 2015.

L. Hazelton

Notary Public

10/22/18

My Commission expires:

POA recorded simultaneously herewith. 20150805-0078154

RETURN TO:
Kenneth Hackney and Linda Hackney and Bennie Ray Hackney
100 Coarsey Blvd
Hendersonville, TN 37075

L HAZELTON NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 22, 2018

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, FRONTING 75 FEET ON THE COUNTY HOSPITAL ROAD, BEING A PART OF THE E.H. SCHROEDER PROPERTY; STARTING AT AN IRON PIN AT THE COMMON CORNER OF THE SCHROEDER AND CUNDALL PROPERTY AT THE RIGHT-OF-WAY OF THE COUNTY HOSPITAL ROAD; THENCE 75 FEET IN A SOUTHWESTERLY DIRECTION TO A POINT; THENCE 233.9 FEET IN A NORTHWESTERLY DIRECTION TO A POINT; THENCE 75 FEET IN A NORTHEASTERLY DIRECTION TO AN IRON PIN; THENCE 235 FEET IN A SOUTHEASTERLY DIRECTION TO AN IRON PIN, THE POINT OF BEGINNING.

Being Property Conveyed by Trustee's Deed from Richard J. Myers, as Substitute Trustee to HSBC Mortgage Services, Inc, recorded June 12, 2015, as instrument# 20150612-0056057 , 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.