This Instrument Prepared By:
Jennifer Soltz
Curphey & Badger P.A.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County DEEDWARRSP
Recvd: 09/29/15 13:35 7 pgs
Fees:38.00 Taxes:95.55
20150929-0098887

After Recording Return To:
New Owner(S) Address & Mail Tax Statements To:
HHTP1, LLC
8711 Monroe Court, Suite A
Rancho Cucamonga, CA 91730

Tax ID: 09805012700
Order #: OSLAW-18145

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 28th day of September, 2015, by and between HOMETOWN COMMUNITY DEVELOPMENT CORPORATION DBA HOMESTRONG USA, A CALIFORNIA CORPORATION, Grantor, and HHTP1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, whose address is 8711 Monroe Court, Suite A, Rancho Cucamonga, CA 91730, Grantee.

That for and in consideration of the sum of $ 10.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 5162 Hunters Pt Lane, Hermitage, TN 37076

Prior Deed Recorded 10/11/2013 in DBV: 201310110106747, Davidson county recorder's Office.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

HOMETOWN COMMUNITY DEVELOPMENT CORPORATION
DBA HOMESTRONG USA
A CALIFORNIA CORPORATION

By: _____
Maria Gonzalez, Director

STATE OF _____}

COUNTY OF _____}

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, BY JED DAVIS president of HOMETOWN COMMUNITY DEVELOPMENT CORPORATION DBA HOMESTRONG USA A CALIFORNIA CORPORATION, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2015.

Acknowledgement attached
Notary Public
My Commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On September 28, 2015 before me, Hannah Marie Ornelas, Notary Public
(insert name and title of the officer)

personally appeared Maria Gonzalez, Director,
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.

HANNAH MARIE ORNELAS
Commission # 2055798
Notary Public - California
San Bernardino County
My Comm. Expires Jan 24, 2018

Signature _____ (Seal)

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 25,825.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

HOMETOWN COMMUNITY
DEVELOPMENT CORPORATION
DBA HOMESTRONG USA
A CALIFORNIA CORPORATION

By: _____
Maria Gonzalez, Director

Subscribed and sworn to before ~~me this the~~ ____ day of _____, 2015.

Jurat attached
Notary Public
My Commission Expires:

Name and Address of Property Owner:
8711 Monroe Ct. Ste. A
Rancho Cucamonga Ca 91730

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
8711 Monroe Ct. Ste. A
Rancho Cucamonga Ca 91730

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 28th day of September, 2015, by Maria Gonzalez,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

HANNAH MARIE ORNELAS
Commission # 2055798
Notary Public - California
San Bernardino County
My Comm. Expires Jan 24, 2018

(Seal)

Signature

EXHIBIT "A"

File #: OSLAW- 18145

"LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28A, ON THE PLAN OF ZONE LOT DIVISION OF LOTS 23, 27, 28 & 48 HUNTERS POINT SUBDIVISION, OF RECORD IN BOOK 5200, PAGE 736, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NUMBER 28A FRONTS 43.21 FEET ON THE WESTERLY MARGIN OF HUNTER'S POINT LANE AND EXTENDS BACK 176.56 FEET ON THE SOUTHERLY LINE AND 175.42 FEET ON THE NORTHERLY LINE WHICH IS A BROKEN LINE TO A DEAD LINE IN THE REAR, MEASURING 43.51 FEET THEREON."

Parcel ID: 09805012700

Commonly known as 5162 Hunters Pt Lane, Hermitage, TN 37076

Prior Deed Recorded 10/11/2013 in DBV: 201310110106747, Davidson county recorder's Office.

TRUE COPY CERTIFICATION

I, Elizabeth Dillon, 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 Gwinnett

Personally appeared before me, Krista Daniel a notary public for this county and state, ELIZABETH DILLON 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: _____
Notary' Seal (if on paper):

KRISTA DANIEL NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA June 12, 2017