BILL GARRETT, Davidson County
Trans:T20150086246 DEEDWARRSP
Recvd: 10/09/15 10:49 5 pgs
Fees:28.00 Taxes:444.00
20151009-0103111

Return to

Commitment Number: 150165522

RUDY TITLE
AND ESCROW, LLC
2012 21st Avenue South
Nashville, TN 37212

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Adolfo Obregon and **Julie Obregon**, 1991 LAVERGNE CT, NASHVILLE, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
106-14-0-073.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 7/16, 2015, by and between **HSBC Mortgage Services Inc.**, whose mailing address is **636 Grand Regency Blvd., Brandon, FL 33510**, hereinafter grantor, and party of the first part, for $120,000.00 (One Hundred Twenty Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **Adolfo Obregon** and **Julie Obregon**, hereinafter grantees, party of the second part, whose tax mailing address is **1991 LAVERGNE CT, NASHVILLE, TN 37210**, the real property described in the **Attached Exhibit A:**

120,000.00

WITNESSETH: That for and in consideration ~~$140,000.00~~ (One Hundred Forty Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **1991 LAVERGNE CT, NASHVILLE, TN 37210.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20150616-0056934 recorded at Book 1424, Page 141 in the Register's Office of Davidson County, Tennessee. See EXHIBIT A

Parcel ID: 10614007300

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Raymond Heights of record in Plat Book 1424, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Menzise and Porcha Wafford by Warranty deed from Ryan C. Hovind and wife, Melissa L. Hovind of record in Instrument No. 20060623-0075046 Register's Office for Davidson County, Tennessee, dated May 18, 2006 and recorded on June 23, 2006. (Value of consideration shown in aforementioned deed $159,900.00.)

Being the same property conveyed to HSBC Mortgage Services, Inc. by Substitute Trustee's deed from William Timothy Hill, as Substitute of Trustee of record in Instrument No. 20150616-0056934 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 16, 2015.

Executed by the undersigned on 7/16, 2015:

HSBC Mortgage Services Inc

By: Susan Naab

Printed Name: Susan Naab

Its: VP and Asst. Sec, Admin Serv. Div

STATE OF Florida

COUNTY OF Hillsborough

Before me, Richard M Carlson, a Notary Public of said State and County aforesaid, personally appeared Susan Naab its VP and Asst Sec't on behalf of **HSBC Mortgage Services Inc** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be VP and Asst. Sec't. of HSBC Mortgage Services the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he or she as such VP and Asst. Sec't, executed the foregoing instrument for the purpose therein contained, by signing the name of HSBC Mortgage Serv. Inc., by himself or herself as such VP and Asst. Sec't.

Witness my hand and seal, this 16th day of July, 2015

Notary Public

My Commission Expires 07/26/2017

Notary Public State of Florida
Richard M Carlson
My Commission FF 021860
Expires 07/26/2017

Maximum principal indebtedness for Tennessee recording tax purposes is 120,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Florida
County of Hillborough

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ ~~140,000.00~~ 120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16 day of July, 2015.

Affiant

Susan Naab
Print Name

Notary Public State of Florida
Richard M Carlson
My Commission FF 021860
Expires 07/26/2017

(Seal)

Notary Public

My commission expires:

07/26/2017

Richard M Carlson
Print Name

CTIC# _____