SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102645 DEEDWARRSP
Recvd: 12/04/15 10:12 2 pgs
Fees:13.00 Taxes:244.20

20151204-0122264

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 11, 2017

(AFFIX SEAL)

CHARLOTTE E. HARDING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
ERINN SHERLOCK WATSON AND HUGH WATSON	ERINN SHERLOCK WATSON AND HUGH WATSON	58 129
(NAME)	(NAME)	
3023 MORGAN RD	SAME	
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080		
(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,

HSBC MORTGAGE SERVICES, INC.

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

ERINN SHERLOCK WATSON AND HUGH WATSON

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:

Land situated in the 14th Civil District of Davidson County, Tennessee, being a portion of a certain tract of land described according to a survey made by Ralph W.C. Lambert, Surveyor, dated July 1968, said land identified as Parcel 58 of Metro Tax map 15 as of record in Deed Book 4711, page 216 of the Register's office of Davidson County, Tennessee. Said portion of land is more identified as follows: Commencing at the northeast corner of parcel 58, thence N 87"30'00" W, with the center of Morgan Road, a distance of 459.58 to the point of beginning; thence S 02"30' 00" W a distance of 1278.00' to a point; thence N 87"30'00" W, of distance of 170.42' to the point; thence N 02"30'00" E, a distance of 1278.00'; thence S 87"30'00" W, of distance of 170.42' to the point of beginning, having an area of 217,796.76 square feet or 5.00 acres of land.

Being the same property conveyed to HSBC Mortgage Services, Inc., by Substitute Trustees Deed from William Timothy Hill, Substitute Trustee, dated July 21, 2015, recorded July 30, 2015, of record in Instrument No. 20150730-0075009, Register's Office for Davidson County, Tennessee.

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 3023 MORGAN ROAD, JOELTON, TN 37080
(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 02nd day of December, 2015.

HSBC MORTGAGE SERVICES, INC.

BY: _____
VP and Asst. Sec,
Keith Lee Admin Serv. Div

ACKNOWLEDGMENT

State of ~~California~~ FLORIDA
County of Hillsborough)

On 12/02/2015 before me, Richard M. Carlson
(insert name and title of the officer) personally appeared Keith Lee,
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.

Signature _____ ~~(Seal)~~

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