Commitment Number: 150222426

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

Davidson County DEEDWARRSP
Recvd: 12/16/15 13:50 6 pgs
Fees:33.00 Taxes:1036.00
20151216-0126571

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:
Insana Homes LLC, 101 Holt Br, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
180 03 0A 019.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12/7, 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, and **Insana Homes LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **101 Holt Br, Nashville, TN 37211**.

WITNESSETH: That for and in consideration $280,000.00 (Two Hundred Eighty 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 **101 Holt Br, Nashville, TN 37211**.

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 grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed In Lieu of Foreclosure recorded at 20150820-0084077 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 180 03 0A 019.00

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT NO. 19 ON THE PLAN OF SECTION 1B, STONE CREEK PARK, OF RECORD IN PUD BOUNDARY PLAT IN BOOK 9700, PAGE 266, AMENDED IN BOOK 9700, PAGE 389, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED FROM ROBERT E. BROOKS AND CHERESE G. BROOKS, A MARRIED COUPLE TO HSBC MORTGAGE SERVICES INC., AS DESCRIBED IN DOC # 20150820-0084077, DATED 08/05/2015, RECORDED 08/20/2015 IN DAVIDSON COUNTY RECORDS.

PROPERTY ADDRESS: 101 Holt Br, Nashville, TN 37211

PARCEL IDENTIFICATION NUMBER: 180 03 0A 019.00

Executed by the undersigned on 12/7, 2015:

HSBC Mortgage Services Inc.

By: Susan Naab

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. SECT. 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. SECT. of HSBC MORTGAGE SERVICES INC the within named Grantor, Party of the First Part and Bargainor, a DELAWARE corporation, and that he or she as such VP AND ASST. SECT, executed the foregoing instrument for the purpose therein contained, by signing the name of HSBC MORTGAGE SERVICES Inc., by himself or herself as such VP. AND ASST. SECT.,.

Witness my hand and seal, this 7TH day of DECEMBER 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 _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Florida
County of Hillsborough

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 $ 280,000.00 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 7 day of December, 2015.

Susan Naab
Affiant

Susan Naab
Print Name

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

Notary Public

My commission expires:

07/26/2017

Richard M Carlson
Print Name

CTIC# _____

True Copy Certification

I, Jonathan Triston Jacobs, 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 TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Triston Jacobs :] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

