BILL GARRETT, Davidson County
Trans:T20160080643 DEEDQC
Recvd: 09/14/16 15:18 3 pgs
Fees:17.00 Taxes:0.00
20160914-0096842

This Instrument Prepared by:

Kelly M. Telfeyan, Esq.
Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this the 14th day of September 2016.

Notary Public

My Commission expires: 03/10/2019

LAYNE M MARLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

QUIT CLAIM DEED

NAND AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
HSBC Bank USA, National Association c/o Nationstar Mortgage LLC 8950 Cypress Waters Boulevard Coppell, Texas 75019	Same as New Owner **Map/Parcel No. 075-12-0A-146.00**

RECITALS:

FOR AND IN CONSIDERATION of the sum of One and 00/100ths Dollars ($1.00) cash in hand paid, Gideon Magalei and Lullette Magalei, ("Grantors"), do hereby quitclaim and convey unto HSBC Bank USA, National Assocation ("Grantee"), all of their right (including the right to redeem), title and interest in and to that certain tract of land or parcel of land known as 676 Belgium Drive, Hermitage, TN 37076, described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to such limitations, restrictions, and encumbrances of record as may affect the premises.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, GRANTORS have hereunder set thehir hands this 9 day of September, 2016.

GRANTORS:

By: _____
GIDEON MAGALEI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Gideon Magalei, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the person within named who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 9 day of September, 2016.

_____
Notary Public

My Commission Expires: _____

DAVID J TAPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2018

By: _____
LULETTE MAGALEI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Lullette Magalei, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the person within named who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 9 day of September, 2016.

_____
Notary Public

My Commission Expires: _____

DAVID J TAPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2018

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 58 (erroneously shown as 52 on Deed of Trust of record in Instrument No. 20070131-0012880) on the Plan of First Revision, Section Three, Phase Two, Greer Meadows at Cedar Creek, a Planned Unit Development of record in Instrument No. 20040407-0039587, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gideon Magalei and Lullette Magalei, Husband and Wife as Joint Tenants, their heirs and assigns, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20040728-0090344, dated July 26, 2004, Register's Office for Davidson County, Tennessee.