(JENNINGS, MONICA
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

**NO MORTGAGE**
New Owner - Send Tax Bills:
**SECRETARY OF HOUSING**
**AND URBAN DEVELOPMENT**
**616 MARRIOTT DRIVE, SUITE 300**
**NASHVILLE, TN 37214**

**PARCEL ID: 058 11 0 204.00**
**561 PHIPPS DRIVE**
**NASHVILLE, TENNESSEE 37218**

BILL GARRETT, Davidson County
Trans:T20100060679 DEEDWARR
Recvd: 09/27/10 12:34 2 pgs
Fees:12.00 Taxes:0.00
20100927-0076682

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid, the other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY, SUITE 1114, NASHVILLE, TENNESSEE 37243-0900,** has bargained and sold and does hereby transfer and convey unto the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT,** his successors and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

**PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 204 ON THE PLAN OF ROYAL HILLS, SECTION 3, AS OF RECORD IN BOOK 4860, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO MONICA M. JENNINGS, BY DEED DATED MARCH 24, 2005, OF RECORD IN INSTRUMENT NO. 20050329-0033932, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 561 PHIPPS DRIVE, NASHVILLE, TENNESSEE 37218.**

**AND** being further conveyed to **TENNESSEE HOUSING DEVELOPMENT AGENCY** by Substitute Trustee's Deed from **J. PHILLIP JONES**, Substitute Trustee, of record in Inst.# 20100519-0038703 in the Register's Office for **DAVIDSON** County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns forever.

**AND** the Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

**TENNESSEE HOUSING DEVELOPMENT AGENCY** further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF** the Grantor has executed this instrument this 9th day of June, 2010.

**TENNESSEE HOUSING DEVELOPMENT AGENCY, BY AND THROUGH ITS SERVICER AND AUTHORIZED AGENT, U.S. BANK, NATIONAL ASSOCIATION**

BY: _____
**CAROLYN GUTHRIE**

Title: **VICE PRESIDENT**

STATE OF **ARKANSAS**
COUNTY OF **PULASKI**

Before me a Notary Public, in and for said state and county, personally appeared **CAROLYN GUTHRIE**, with whom I am personally acquainted, and who upon oath acknowledged herself to be the **VICE PRESIDENT** of **U.S. BANK, NATIONAL ASSOCIATION, SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY,** the within named bargainer, a corporation, and that she as such **VICE PRESIDENT,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as **VICE PRESIDENT** for **U.S. BANK, NATIONAL ASSOCIATION, SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY.**

WITNESS, my hand and Official Seal at office this 9th Day of June, 2010

Jade Daniels
Notary Public

My commission expires: 9/9/2019

JADE DANIELS
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires September 09, 2019
Commission No. 12372943

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is $103,611.81
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Sarah Parish
Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2010.

Dawn M.E. McMahon
Notary Public

My Commission Expires: OCT 21, 2013

RETURN TO:
J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228

DAWN M.E. McMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN