(TIDWELL, JONATHAN B. & STEPHANIE K.)
This instrument prepared by:

Law Office of J. Phillip Jones
1800 Hayes St.
Nashville TN 37203

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

PARCEL ID: 043 14 0 181.00
251 HILLCREST DRIVE
MADISON, TENNESSEE 37115

BILL GARRETT, Davidson County
Trans:T20100076370 DEEDWARR
Recvd: 12/03/10 12:34 2 pgs
Fees:12.00 Taxes:0.00
20101203-0096519

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 THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE MAP OF RAINBOW TERRACE, SECTION 2, NOT OF RECORD AND DESCRIBED AS FOLLOWS:.

BEGINNING AT A POINT IN THE EAST MARGIN OF HILLCREST DRIVE AT THE CORNER OF LOTS NOS. 21 AND 22; THENCE WITH THE LINE BETWEEN SAID LOTS EASTERLY 436 FEET TO A POINT, THE CORNER OF LOTS 21 AND 22 AND OF LOTS NOS. 38 AND 39; THENCE WITH THE LINE BETWEEN LOTS NOS. 22 AND 39 AND 40 NORTHERLY 125.1 FEET TO THE CORNER OF LOTS NOS. 22 AND 23; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 438.2 FEET TO THE EAST MARGIN OF HILLCREST DRIVE; THENCE WITH THE MARGIN OF SAME IN A SOUTHERLY DIRECTION, 125 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN BRETT TIDWELL AND WIFE, STEPHANIE KELLY TIDWELL, BY DEED DATED FEBRUARY 19, 2009 OF RECORD IN INSTRUMENT NO. 20090223-0015579, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 251 HILLCREST DRIVE, MADISON, TENNESSEE 37115.

AND being further conveyed to **TENNESSEE HOUSING DEVELOPMENT AGENCY** by Substitute Trustee's Deed from **J. PHILLIP JONES,** Substitute Trustee, of record in TWS 20101101-0086980 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 November, 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 November, 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 $147,371.72.
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Sarah Pavek
Affiant

Subscribed and sworn to before me, this the 11th day of November, 2010.

Dawn M. E. McMahon
Notary Public

My Commission Expires: OCT. 21 2013

RETURN TO:

Law Office of J. Phillip Jones
1800 Hayes St.
Nashville TN 37203

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