**(COTTELL, WENDY)**
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
NASHVILLE
1800 HAYES STREET
NASHVILLE, TN 37203
**PARCEL ID# 052 16 0A 068.00**
**1301 NEELYS BEND ROAD, UNIT #H-68**
**MADISON, TENNESSEE 37115**
**(A/K/A 1301 NEELYS BEND ROAD**
**#068, MADISON, TENNESSEE 37115)**

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

BILL GARRETT, Davidson County
Trans:T20110024570 DEEDWARR
Recvd: 04/27/11 08:34 2 pgs
Fees:12.00 Taxes:0.00
20110427-0032019

# 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, tewit:

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

**APARTMENT UNIT NO. H-68, OF NEELY'S BEND CONDOMINIUM CREATED UNDER TITLE 64, SECTIONS 2701 ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 5483, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF NEELY'S BEND CONDOMINIUM OF RECORD IN BOOK 5200, PAGE 200, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SUCH UNIT.**

**BEING THE SAME PROPERTY CONVEYED TO WENDY G. COTTELL, UNMARRIED BY DEED DATED JUNE 12, 1993 OF RECORD IN BOOK 9367, PAGE 410, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 1301 NEELYS BEND ROAD, UNIT #H-68, MADISON, TENNESSEE 37115 (A/K/A 1301 NEELYS BEND ROAD, #068, 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 TDST# 20110228-0015982 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 30th day of March, 2011.

**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 30th Day of March, 2011.

Andrea Ward
Notary Public

My commission expires: 12-21-17

ANDREA WARD
SALINE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires December 26, 2017
Commission No. 12383964

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

The actual consideration or value, whichever is greater for this transfer is $24,788.00
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Sarah Pavlik
Affiant

Subscribed and sworn to before me, this the 13th day of April, 2011.

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