BILL GARRETT, Davidson County
Trans:T20110073279 DEEDWARR
Recvd: 11/18/11 14:51 2 pgs
Fees:12.00 Taxes:0.00
20111118-0090607

(MORELLI, SUE ANN)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 108 16 0 262.00
1423 TIMBER VALLEY DRIVE
NASHVILLE, TENNESSEE 37214

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
C/O MCB Oklahoma MCM Office
4400 Will Rogers Pkwy, Suite 300
Oklahoma City, OK 73108

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, **U.S. BANK NATIONAL ASSOCIATION,** with principal offices **800 MORELAND AVENUE, OWENSBORO, KENTUCKY 42301-0005**, has bargained and sold and does hereby transfer and convey unto the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 4400 WILL ROGERS PKWY, SUITE 300, OKLAHOMA CITY, OK 73108** 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. 47-B OF THE ZONE LOT DIVISION OF LOT NO. 47, PERCY PRIEST WOODS SUBDIVISION SEC. 2, OF RECORD IN PLAT BOOK 5800, PAGE 259 AND AMENDED IN PLAT BOOK 6250, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUE ANN MORELLI, BY QUITCLAIM DEED DATED OCTOBER 24, 1990 OF RECORD IN BOOK 8223, PAGE 738, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO REAL PROPERTY SUBORDINATION AGREEMENT OF RECORD IN INSTRUMENT NO. 20080603-0056311 WHEREIN THE DEED OF TRUST IN INSTRUMENT NO. 20070614-0071527 WAS SUBORDINATED TO THE DEED OF TRUST IN INSTRUMENT NO. 20080603-0056310, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1423 TIMBER VALLEY DRIVE, NASHVILLE, TENNESSEE 37214.

AND being further conveyed to **U.S. BANK NATIONAL ASSOCIATION**, by Substitute Trustee's Deed from **J. PHILLIP JONES**, Substitute Trustee, of record in **INSTRUMENT NO. 20110913-0070858**, 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.

U.S. BANK NATIONAL ASSOCIATION, 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 2 day of November, 2011

U.S. BANK NATIONAL ASSOCIATION

BY: _____
CATHY BECKHART

Title: **OFFICER**

STATE OF **KENTUCKY**
COUNTY OF **DAVIESS**

Before me a Notary Public, in and for said state and county, personally appeared _____ **CATHY BECKHART,** with whom I am personally acquainted, and who upon oath acknowledged herself to be the **OFFICER**, of **U. S. BANK NATIONAL ASSOCIATION,** the within named bargainer, a corporation, and that she as such **OFFICER,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as **OFFICER** of **U.S. BANK NATIONAL ASSOCIATION.**

WITNESS, my hand and Official Seal at office this 02 Day of November, 2011.

_____
Notary Public

My commission expires: 12-12-13

OFFICIAL SEAL
PAULA G. MARTIN
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 12-12-2013
Notary ID #410061

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

The actual consideration or value, whichever is greater for this transfer is **$103,076.52.**
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

_____
Affiant

Subscribed and sworn to before me, this the 7th day of November, 2011.

_____
Notary Public

My Commission Expires: OCT. 21, 2013

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203

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