(KING, SHANITA)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
NASHVILLE
1800 HAYES STREET
NASHVILLE, TN 37203
**PARCEL ID: 062 13 0 082.00**
**2314 MCGAVOCK PIKE**
**NASHVILLE, TENNESSEE 37216**

**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:T20120004468 DEEDWARR
Recvd: 01/19/12 11:25 2 pgs
Fees:12.00 Taxes:0.00
20120119-0005302

# 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. 10, ON THE PLAN OF GEORGE I. WADDEYS SUBDIVISION OF THE W. N. MORGAN 18.25 ACRE TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY (ERRONEOUSLY REFERRED TO AS PARTICULAR IN PRIOR DEEDS) DESCRIBED AS FOLLOWS:**

**SAID LOT NO. 10 FRONTS 100 FEET ON THE SOUTH SIDE OF THE WILLIAMS FERRY ROAD AND RUNS BACK BETWEEN LINES 263 FEET ON THE EASTERLY LINE AND 242.6 FEET ON THE WESTERLY LINE, TO THE NORTH LINE AND 242.6 FEET ON THE WESTERLY LINE, TO THE NORTH LINE OF LOT NO. 11 ON WHICH IT MEASURES 70 FEET.**

**BEING THE SAME PROPERTY CONVEYED TO SHANITA L. KING, HER HEIRS AND ASSIGNS, BY DEED DATED MAY 9, 2006 OF RECORD IN INSTRUMENT NO. 20060523-0060589, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS IS IMPROVED PROPERTY KNOWN AS 2314 MCGAVOCK PIKE, NASHVILLE, TENNESSEE 37216.**

**AND** being further conveyed to **TENNESSEE HOUSING DEVELOPMENT AGENCY** by Substitute Trustee's Deed from **J. PHILLIP JONES,** Substitute Trustee, of record in Inst. #20110830-0080978 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 8th day of December, 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 8th Day of December, 2011.

Catina Gilbert
Notary Public

My commission expires: 05-06-14

CATINA GILBERT MY COMM. EXP. NOTARY PUBLIC PULASKI COUNTY ARKANSAS

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

The actual consideration or value, whichever is greater, for this transfer is $ ~~141,711.21~~ 141,219.82
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Aaron Pasch
Affiant

Subscribed and sworn to before me, this the 9th day of December, 2011.

Dawn M.E. McMahon
Notary Public

My Commission Expires: OCT. 21, 2013

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

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