(WILSON, MATTHEW)
This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
NASHVILLE
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 051 01 0 013.00
924 DUE WEST AVENUE NORTH
MADISON, TENNESSEE 37115

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

BILL GARRETT, Davidson County
Trans: T20130037524 DEEDWARR
Recvd: 05/06/13 11:36 2 pgs
Fees: 12.00 Taxes: 0.00
20130506-0045445

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. 19 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD, DESCRIBED ACCORDING TO A COPY OF SURVEY MADE BY H.R. SWANN, JR., ON APRIL 20TH 1947, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOTS NOS. 18 AND 19; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 590.53 FEET TO A POINT; THENCE EASTERLY 80.5 FEET TO THE CORNER OF LOTS NOS. 19 AND 20; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 573.39 FEET TO THE NORTH MARGIN OF DUE WEST AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 107.27 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE IS A PORTION OF THE ABOVE DESCRIBED PREMISES HAVING BEEN CONVEYED TO CHESTER A. LAFEVER BY DEED OF RECORD IN BOOK 8682, PAGE 687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY FIVE FEET OF LOT NO. 19 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD AND DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY H.R. SWANN, JR. SURVEYOR AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOTS NOS. 18 AND 19; THENCE NORTHERLY WITH THE LINE BETWEEN SAID LOTS 590.53 FEET TO A POINT ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED OF RECORD IN BOOK 8322, PAGE 735, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE IN EASTERLY DIRECTION WITH SAID SOUTHERLY LINE A DISTANCE OF 5 FEET TO A POINT; THENCE SOUTHERLY 589.5 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY MARGIN OF DUE WEST AVENUE; THENCE WESTERLY WITH SUCH NORTHERLY MARGIN A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW R. WILSON AND WIFE, JESSICA H. WILSON, BY DEED DATED AUGUST 23, 2005 OF RECORD IN INSTRUMENT NO. 20050825-0101531, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM JESSICA H. WILSON TO MATTHEW R. WILSON, BY QUITCLAIM DEED DATED OCTOBER 7, 2005 OF RECORD IN INSTRUMENT NO. 20051020-0126314, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AND being further conveyed to **TENNESSEE HOUSING DEVELOPMENT AGENCY** by Substitute Trustee's Deed from **J. PHILLIP JONES**, Substitute Trustee, of record in **INSTRUMENT NO. 20121217-0116127** in the Register's Office for **DAVIDSON** County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 924 DUE WEST AVENUE NORTH, MADISON, TENNESSEE 37115.

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 January, 2013.

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

BY: Catina Gilbert
Catina Gilbert
Officer
U S Bank

Title: _____

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

Before me a Notary Public, in and for said state and county, personally appeared Catina Gilbert (NAME), with whom I am personally acquainted, and who upon oath acknowledged herself to be the officer (TITLE)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 officer (TITLE), 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 (TITLE)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 January, 2013.

LaWanda Jefferson
Notary Public

My commission expires: May 13, 2022

LAWANDA JEFFERSON
Arkansas - Pulaski County
Notary Public - Comm# 12387893
My Commission Expires May 13, 2022

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

The actual consideration or value, whichever is greater for this transfer is $ 91,396.59
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Aaron Pauley
Affiant

Subscribed and sworn to before me, this the 14th day of January, 2013.

Elizabeth P. Guye
Notary Public

Elizabeth P. Guye
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires: 1/21/2013

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