BILL GARRETT, Davidson County
Trans:T20130090336 DEEDWARRSP
Recvd: 10/21/13 11:40 2 pgs
Fees:13.00 Taxes:203.50
20131021-0109588

SPECIAL WARRANTY DEED

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Weitlauf	Eric Weitlauf	08411018100
(NAME)	(NAME)	
2311 Modena Drive	2311 Modena Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1717	Nashville, TN 37214-1717	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Secretary of Housing and Urban Development**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Eric Weitlauf, a single person**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot 196, on the plan of Maplecrest, of record in Plat Book 1835, Pages 27-28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

FHA Case # 483-413992

Being the same property conveyed to Secretary of Housing and Urban Development by Deed from Nationwide Trustee Services Inc., Substitute Trustee, dated 05/02/2013 and filed for record on 06/18/2013 in Instrument 201306180061969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to All matters as set forth per Plat Book 1835, Page 27, Plat Book 1835, Page 28, said Register's Office. and Rights of tenants under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2311 Modena Drive, Nashville, TN 37214-1717
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his heirs and/or assigns, forever. Wherever used, the singular number shall include the

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 18th day of October, 2013.

The Secretary of Housing and Urban Development
By: Ofori

By: _____
Authorized Signatory
Title:

STATE OF Georgia
COUNTY OF DeKalb

ON THIS 17th DAY OF OCTOBER, 2013, BEFORE ME the undersigned Notary Public of the State and County aforesaid, appeared Sharelle Hall with whom I am personally acquainted, or proved to me to be on this basis of satisfactory proof, and who upon oath, acknowledged himself/herself to be an authorized signatory of OFORI, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainor, and that he/she as such authorized signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as an authorized signatory.

_____
Notary Public
My Commission Expires: 3/14/17

TERRI V. JAMES
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
MAR 14 2017

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167