SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130096098 DEEDWARRSP
Recvd: 11/12/13 10:10 2 pgs
Fees:13.00 Taxes:518.00

20131112-0116585

BOX 10-A

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander James Mincey	Tennessee Bank & Trust	Map 173-09-0-A
(NAME)	(NAME)	Parcel 500.00
8728 Gauphin Place	4007 Hillsboro Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER JAMES MINCEY AND ELLEN ELIZABETH MINCEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 414 on the Plan of Phase Seven, Lenox Village of record in Plat Book 20051028-0130418, Page , Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Secretary of Housing and Urban Development by Deed from Recontrust Company, N.A., Substitute Trustee of record at Instrument No. 20130829-0091241, Register's Office for Davidson County, Tennessee, dated July 3, 2012 and recorded on August 29, 2013. See also Appointment of Substitute Trustee filed in Instrument Number 20130829-0091241, said Register's Office.

Previously, being the same property conveyed to Nadiuska Miranda Nava, married by Deed dated May 8, 2007 from Jorge Usatorres, an unmarried man, of record at Instrument No. 20070522-0060898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument 20051028-0130418, said Register's Office; (c) restrictive covenants of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104305, Instrument No. 20070830-0104306, Instrument No. 20080326-0030438, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Instrument No. 20080403-0033975, said Register's Office; (d) Stormwater Detention Agreement(s) of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, Instrument No. 20041229-0154223, Register's Office for Davidson County, Tennessee; (e) Master Deed establishing a Horizontal Property regime of Lenox Village, and recorded in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee; (f) Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee; (g) Quitclaim Deed for common areas to Homeowner's Association of record in Instrument No. 20020510-0053757 and re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee; (h) Easement for right of way of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee; (i) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains & Appurtenances of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee; (j)Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851, and Instrument No. 20011106-0121932, Register's Office for Davidson County, Tennessee; (k) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee; (l) Subject to rights of others in and to the common areas and/or elements.

unimproved ☐

This is improved ☒ property, known as 8728 Gauphin Place, Nashville, Tennessee 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor herein, but no further or otherwise. 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.

Witness my hand this 7 day of Nov, 2013.

Secretary of Housing and Urban Development

By:

STATE OF GA

COUNTY OF Fulton

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be DELEGATE of Secretary of Housing and Urban Development, the within named bargainor, and that he as such DELEGATE of Secretary of Housing and Urban Development, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Fannie.

Witness my hand and official seal at Fulton, GA, this 7 day of Nov, 2013

Commission expires:

Notary Public

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015