BILL GARRETT, Davidson County
Trans:T20130099918 DEEDWARRSP
Recvd: 11/26/13 08:50 2 pgs
Fees:13.00 Taxes:251.97
20131126-0121163

SPECIAL WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-2-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $68,100.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF NOVEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5983 ORTIZ

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Yanira Ortiz and David A Ortiz, and Jeud Roman and Guirnalda Roman	same as new owner	04208005300
433 Amquiwood Court		
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

YANIRA ORTIZ AND DAVID A ORTIZ AND JEUD ROMAN AND GUIRNALDA ROMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot 49, SUBDIVISION PLAN FOR HERITAGE PLACE SUBDIVISION, as shown on plat of record in Plat Book 5200, Page 628, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Secretary of Housing and Urban Development by Warranty Deed from Tennessee Housing Development Agency, recorded on the 3rd day of September, 2013 in Instrument No. 20130903-0092654, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION PLAN FOR HERITAGE PLACE SUBDIVISION, as recorded in Plat Book 5200, Page(s) 628, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6148, Page 537 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 433 Amquiwood Court, Madison, TN 37115 Case No. 483-377630

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto said Grantees, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself and its successors and assigns, to warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through, or under the Grantor, but not 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.

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of **Ofori & Associates, PC**, Asset Manager of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 4837-D-57 (July 25, 2005).

Signed, sealed and delivered in the presence of:

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns

By: **Ofori & Associates, PC**

By: Jennifer Lee **As Hud's Designated Agent**

Jennifer Lee

Its: Authorized Signatory

State of **Georgia**

County of **Fulton**

On the 18 day of November, 2013, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath , acknowledged himself/herself to be a authorized signatory of **Ofori & Associates, PC** 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 professional corporation by himself/herself as an authorized signatory and for said professional corporation on behalf of the **Secretary of Housing and Urban Development**.

My Commission Expires: 3/14/17

Notary Public

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