BILL GARRETT, Davidson County
Trans:T20130106857 DEEDWARRSP
Recvd: 12/26/13 10:06 2 pgs
Fees:13.00 Taxes:203.50

20131226-0129761

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 23rd day of December, 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
Abraham Arreola Gonzalez	Abraham Arreola Gonzalez	
(NAME)	(NAME)	
4729 Volunteer Drive	4729 Volunteer Drive	Map/Parcel# 14905011700
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2708	Antioch, TN 37013-2708	
(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, **Secretary of Housing and Urban Development**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Abraham Arreola Gonzalez, a married man**, 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 Lot No. 101 of Plan of Terragon Trails, Section Three, of record in Plat Book 5050, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to The Secretary of Housing and Urban Development by Deed from Wilson & Associates PLLC, Successor Trustee, dated 08/01/2013 and filed for record on 08/28/2013 in Instrument 201308280090801, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. All matters as set forth on the plat of record in Plat Book 5050 Page 43, Register's Office for said County.

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 4729 Volunteer Drive, Antioch, TN 37013-2708
(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 23rd day of December, 2013.

The Secretary of Housing and Urban Development
By: Pemco Limited

By: _____
Authorized Signatory
Title: Director
FHA CASE #483-389953

STATE OF GA
COUNTY OF Fulton

ON THIS 20 DAY OF December, 2013, BEFORE ME the undersigned Notary Public of the State and County aforesaid, appeared Aaron Tarver 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 Pemco Limited , 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:

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

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