BILL GARRETT, Davidson County
Trans:T20130107602 DEEDWARRSP
Recvd: 12/30/13 09:48 2 pgs
Fees:13.00 Taxes:529.22

20131230-0130623

THIS INSTRUMENT WAS PREPARED BY: HALLMARK TITLE COMPANY 100 BLUEGRASS COMMONS BOULEVARD SUITE 115 HENDERSONVILLE, TN 37075 FHA Case No. 483-349382	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,033.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF Dec., NOTARY PUBLIC MY COMMISSION EXPIRES:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-25-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Joseph R. Curran and Adrienne P. Curran	Academy Mortgage Corporation	182-06-0A-193.00
8229 Ramstone Way	1220 East 7800 South	
Antioch, TN 37013	Sandy, UT 84094	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Secretary of the Department Housing and Urban Development** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joseph R. Curran and Adrienne P. Curran, 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. 188 on the Plan of Old Hickory Hills, Phase 2, Section 3, of record in Instrument No. 20040420-0044507, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Secretary of the Department of Housing and Urban Development by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, dated 5/29/13 and recorded 10/28/13 in Instrument Number 20131028-0111647, Register's Office for Davidson County, Tennessee; Rubin Lublin TN, PLLC was appointed as Substitute Trustee by instrument of record in Instrument Number 20130220-0016788, said Register's Office.

This is **improved** property, known as 8229 Ramstone Way, Antioch, TN 37013

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20101116-0091730, said Register's Office.

HOA Charter of record in Instrument No. 20020123-009417, as amended in Instrument No. 20081219-0121385, said Register's Office.

Storm Water Detention Agreements of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749, said Register's Office.

Subject to a Sanitary Sewer and/or Storm Drainage easement of record in Instrument No. 20001030-0107214, said Register's Office.

Subject to a Telephone Utility easement to United Telephone of record in Instrument No. 20020123-0009339, said Register's Office.

Boundary Plat of record in Book 11190, page 65, said Register's Office.

Rights of Adjoining Owners of record in Book 6013, page 187, said Register's Office.

Subject to Mandatory HOA dues.

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, her heirs and assigns, forever.

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate. 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 23 day of December, 2013.

Secretary of the Department of Housing and Urban Development

By: Ofori & Associates, PC

Its: Jennifer Lee
Authorized Signatory

As Hud's Designated Agent

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Lee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is an authorized signatory of Ofori & Associates, P.C., said company being an authorized signatory for the Secretary of the Department of Housing and Urban Development, the within named bargainor, and that he/she as such authorized signatory being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself/herself as an authorized signatory.

Witness my hand and seal at office this 23rd day of December, 2013.

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

Terri James
Notary Public

My Commission Expires 3/14/17
File No: 131134