This Instrument Prepared By:
Anchor Title, LLC
725 Cool Springs Boulevard
Suite 201
Franklin, TN 37067

AT-20130220

BILL GARRETT, Davidson County
Trans:T20140005562 DEEDWARRSP
Recvd: 01/24/14 10:43 2 pgs
Fees:13.00 Taxes:588.30
20140124-0006702

SPECIAL WARRANTY DEED

Send Tax Bills To:
SAME

New Owner is:
William Ashworth
2406 North 16th Street
Nashville, TN 37206

Case #483-399211

Closing Date: 1-23-2014

FOR AND IN CONSIDERATION OF _____
($159,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **The Secretary of Housing and Urban Development** (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **William Ashworth, an unmarried man**, (herein called "Grantee") the following described property, having an address of 2406 North 16th Street, Nashville, TN 37206 and being situated and located in Davidson, TN, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot Number 15, G.A. Pickup's Addition, or record in Plat Book 974, page 43, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Housing and Urban Development from Wilson & Associates, PLLC, Successor Trustee by Trustee's Deed dated August 23, 2013 and recorded October 24, 2013 in Instrument #201310240110736 and further conveyed to Jason Fitz and wife, Lisa Garrison Fitz from Jason Fitz, unmarried and Lisa Garrison, unmarried by Quitclaim Deed dated October 13, 2008 and recorded October 21, 2008 in Instrument #200810210101 5638, Register's Office for Davidson County, Tennessee.

The above described property is (X) improved ( ) unimproved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

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

Authorized Signatory

Jennifer Lee
As HUD's Designated Agent

State of Georgia
County of Fulton

On the 17 day of January, 2014, 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: 3/14/2017

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

Notary Public

State of Tennessee County of Davidson

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $159,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23 day of January, 2014.

My Commission Expires: 6-28-15

Notary Public

APRIL NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY