BILL GARRETT, Davidson County
Trans:T20140006643 DEEDWARRSP
Recvd: 01/29/14 11:10 2 pgs
Fees:13.00 Taxes:129.87

20140129-0008024

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

S. LOY CARNEY NOTARY PUBLIC OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

G-VRE-13-146

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Henderson (NAME)	**Same as New Owner** (NAME)	
146 Lanier Drive (ADDRESS)	(ADDRESS)	**43-14-74.00**
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON DC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW HENDERSON, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 14, MAP OF SUBDIVISION OF BERNICE L. DICKERSON'S PROPERTY, UNRECORDED, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF LANIER DRIVE, SAME BEING 725 FEET, MORE OR LESS, SOUTHWARDLY AS MEASURED WITH SAID MARGIN, FROM ITS INTERSECTION WITH THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH SAID WESTERLY MARGIN OF LANIER DRIVE, SOUTH 14° 19 MIN. EAST, 50.00 FEET TO A POINT; THENCE LEAVING SAID MARGIN, SOUTH 75° 59 MIN. WEST, 203.7 FEET TO A POINT; THENCE NORTH 16° 09 MIN. WEST, 50.0 FEET TO A POINT; THENCE NORTH 75° 59 MIN. EAST, 205.2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. BY SUBSTITUTE TRUSTEE'S DEED FROM VALERIE ANN SPICER, AS SUBSTITUTE TRUSTEE, RECORDED ON THE 4TH DAY OF NOVEMBER, 2013 IN INSTRUMENT NO. 20131104-0114306, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE DEED FO RECORD IN INSTRUMENT NO. 20131104-0114306 HAD AN INCORRECT BOOK AND PAGE REFERENCE WHICH WAS ERRONEOUSLY ENTERED FOR BERNICE L. DICKERSON'S PROPERTY AND IS NOW REMOVED FROM THE CURRENT LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; EASEMENT OF RECORD IN BOOK 5143, PAGE 361 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved

property known as **146 Lanier Drive Madison, Tennessee 37115**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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/our hand(s) this 27th day of January, 2014.

Secretary of Housing and Urban Development

BY: _____
AUSTIN TRIZZINO, DELEGATE

STATE OF Tennessee
COUNTY OF Davidson

On this the 23 day of January, 2014, before me personally appeared Austin Trizzino, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the DELEGATE of Secretary of Housing and Urban Development , the within named bargainor, and that he/she as such DELEGATE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of January, 2014.

_____
Notary Public

My Commission Expires:

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

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212