McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

(1)

FHA Case No. 483-417165

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMMISSION EXPIRES JUNE 25, 2017 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $304,950.00 Cody Jordan King Affiant Subscribed and sworn to before me, this 12th day of February, 2014. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard, PLLC
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20140011257 DEEDWARRSP
Recvd: 02/18/14 11:39 2 pgs
Fees: 13.00 Taxes: 1128.32
20140218-0013765

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cody Jordan King **Ashley Cheree King**	**New Owner**	**Map/Parcel: 081-16-0-662.00**
920 Phillips Street		
Nashville, TN 37208		

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

U.S. Department of Housing and Urban Development

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

Cody Jordan King and Ashley Cheree King, 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 more particularly described as follows: Beginning on the notherly margin of Haslam Street, now Phillips Street, at what was formerly Gallagher's southeast corner, being 36 feet easterly from the southeast corner of the Dennis Lot; thence with said Gallagher's easterly line, northerly 142 feet more or less to the southerly margin of an alley; thence with said alley, easterly 39 feet to Wilmot Dennis' northwest corner; thence with his westerly line, southerly 142 feet more or less to the northerly margin of Phillips Street; thence with Phillips Street, westerly 41 feet to the point of beginning.

Being the same property conveyed to Secretary of Housing and Urban Development, by Warranty Deed, from Shapiro & Kirsch, LLP, dated September 9, 2013, of record in Instrument No. 20131202-0122370, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 920 Phillips Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantees**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 12th day of February, 2014.

U.S. Department of Housing and Urban Development

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

STATE OF Georgia
COUNTY OF Fulton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Lee, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 02-07, 2014, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Ohori & Associates, HUD's delegated Management and Marketing Contractors under the Redelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.) for the Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development, an agency of the United States of America.

Witness my hand, at office, this 12th day of February, 2014.

My Commission Expires: 3/14/17 Notary Public

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

File #: **140007JM**
RECORD & RETURN TO:
McCann & Hubbard, PLLC
1804 Williamson Court, Suite 201
Brentwood, TN 37027