(Notary Stamp)	BILL GARRETT, Davidson County Trans:T20140012559 DEEDWARR Recvd: 02/24/14 09:38 2 pgs Fees:13.00 Taxes:559.81 20140224-0015365

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

SPECIAL WARRANTY DEED
CASE # 483-336275

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Virginia Crowder	**New Owner**	**164100A09000CO**
4060 Pine Orchard Place	**4060 Pine Orchard Place**	
Antioch, TN 37013	**Antioch, TN 37013**	

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,

Secretary of Housing & Urban Development - ATL HOC

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

Virginia Crowder, an unmarried woman and Tammy Doctor, a married woman, with full rights of survivorship

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. 238 on the Plan of Village Two Summerfield of record in Instrument Number 20000929-0096421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny M. Jackson, a married person by Deed from Southern Home Builders, LLC, a limited liability company at Instrument No. 20030918-0138066, Register's Office for Davidson County, Tennessee, dated September 16, 2003 and recorded September 18, 2003.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C., it's successors and assigns by Deed from Shapiro & Kirsch, LLP, as Substitute Trustee of record at Instrument No. 20131121-0120009, Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on November 21, 2013.

4060 Pine Orchard Place, Antioch, TN 37013
Also Known As 4060 Pineorchard Place, Antioch, TN., 37013

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.

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 (X)** unimproved (____) property known as **4060 Pine Orchard Place, Antioch, TN 37013.**

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 the 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 Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

In Witness Whereof the undersigned has set his/her hand and seal as principal and/or officer of **Ofori & Associates, PC,** Asset Manager of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 4837-D-57 (July 25, 2005).

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

Its Authorized Signatory

Jennifer Lee
As HUD's Designated Agent

STATE OF GEORGIA
COUNTY OF Fulton

On the 19 day of February, 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 an 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 professional corporation by himself/herself as an authorized signatory and for said professional corporation on behalf of the **Secretary of Housing and Urban Development.**

My Commission Expires: 3/14/17 Notary Public

TERRI V. JAMES MY COMMISSION EXPIRES MAR 14 2017 DEKALB CO., GEORGIA 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 $151,300.00, 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 21st day of February, 20140

My Commission Expires: 1/21/18

Notary Public (Seal)

TERRI BOSWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-21-2018

CASE#483-336275
File #: **140020**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027