NEW OWNER:

Lillian G. Corazza
2517 Lincoya Court
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

Legends Title Services, LLC
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map/Parcel 05312010100

Case #483-400918

BILL GARRETT, Davidson County
Trans:T20140015136 DEEDWARRSP
Recvd: 03/05/14 13:17 2 pgs
Fees:13.00 Taxes:222.00
20140305-0018566

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty Thousand and 00/100 Dollars ($60,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **The Secretary of Housing and Urban Development** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Lillian G. Corazza, married,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the corner lot on Elliott Avenue and 30th Street, being the East 55.75 feet of Lots Nos. 21 and 22 of Block 5 on the Plan of Dabbs & Elliott Subdivision No. 1 of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots fronts 55.75 feet on the westerly side of Elliott Avenue and runs back between parallel lines along the westerly margin of 30th Street, 100 feet to the easterly line of Lot No. 20.

Being the same property conveyed to The Secretary of Housing and Urban Development by Deed from Shapiro & Kirsch, LLP, as Substitute Trustee of record at Instrument No. 20131216-0126666, Register's Office for Davidson County, Tennessee, dated April 03, 2013 and recorded on December 16, 2013.

This is improved property known as 2806 Elliot Drive, Old Hickory TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Jessica M. White, her successors and assigns, in fee simple, forever.

Grantor does hereby covenant with 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 except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims

of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any. All improvements on the property are accepted **"AS IS"** by Grantee. Grantee expressly waives any and all such warranties, whether expressed or implied, including without limitation any warranties regarding hazardous or toxic substances, and the habitability or fitness of the property for any particular use or purpose.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 25 day of February, 2014.

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: _____
Authorized Signatory

STATE OF Georgia
COUNTY OF Fulton

On the 25 day of February, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared George S. Wade II, with whom I am personally acquainted, or proved to me 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 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.

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

_____
NOTARY PUBLIC

My commission expires: 3/14/17

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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 $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed to before me this 28 day of February, 2014.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

_____
NOTARY PUBLIC