BILL GARRETT, Davidson County
Trans:T20140020604 DEEDWARRSP
Recvd: 03/27/14 13:41 2 pgs
Fees:13.00 Taxes:266.40
20140327-0025376

THIS INSTRUMENT PREPARED BY:
Bell & Alexander Title Services, Inc
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Julio Rodriguez	New Owner	52-16-52
(NAME)	(NAME)	
404 School Pass		HUD Case # 483-353864
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

The Secretary of Housing and Urban Development

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

JULIO RODRIGUEZ

(herein called "Grantees"), the real property situated in **Davidson** County, Tennessee, described as follows:

Being Lot No. 36, on the Plan of Marlin Meadows, Section IV, as shown by plat of record in Plat Book 2133, page 66 &67, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Lot.

Said Lot No. 36 begins at a point in the westerly margin of School Pass, the common front corner of Lots Nos. 36 & 37; thence southerly 108.78 feet along School Pass to a point, the beginning of a curve; thence 40.69 feet around said curve, having a radius of 27.76 feet, to a point in the northerly margin of Berwick Trail; thence westerly 126.45 feet along Berwick Trail to a point, the common front corner of Lots Nos. 35 and 36; thence northerly 176.8 feet to a point, the common rear corner of Lots Nos. 36 and 37; thence easterly 154 feet to a point of beginning.

Being the same property conveyed to The Secretary of Housing and Urban Development, by Trustee's Deed, dated June 24, 2013, of record in Instrument No. 20131010-0106472, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 404 School Pass, Madison, TN 37115.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantees, their heirs and assigns forever. The Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors does hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantees, their heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

In Witness Whereof the undersigned has set his/her hand and seal as a 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 GA
County of Fulton

On the 10th day of March, 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 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

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

Notary Public

State of **Tennessee**
County of Williamson

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 **$72,000.00**, 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 13th day of March, 2014.

My Commission Expires: 4/17/17

BRITTANY COLLINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public