BILL GARRETT, Davidson County
Trans: T20140025383 DEEDWARRSP
Recvd: 04/15/14 10:29 4 pgs
Fees: 23.00 Taxes: 167.43

20140415-0031352

Prepared By and Return to:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

HUD case # 483-308847
Closing date: April 11, 2014

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Aziz Ashurov		059-16-0-186.00
(Name) 728 Crestmark Dr	NEW OWNER	
(Address) Mount Juliet, Tn 37122	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **SECRETARY OF HOUSING AND URBAN DEVELPMENT.**, ("Grantor"), in favor of **AZIZ ASHUROV**; ("Grantee").

FOR AND IN CONSIDERATION of the sum of Forty Five Thousand Two Hundred Fifty and No/100ths Dollars ($45,250.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 9 day of April, 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 9 day of April, 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 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: 3/14

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

_____
Notary Public

State of Tennessee
County of Wilson

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 $45,250.00, 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 11 day of April, 2014.

My Commission Expires: 11-3-15

_____
(Seal)
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

DB1/ 67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the West margin of Old Matthews Road, formerly Manila Street, approximately 650.00 feet North of the intersection of Old Matthews Road and Chris Street, said parcel being Lot 14 of Hickory Heights, not of record, by Z. J. Wilkinson, dated May 22nd, 1948 and being more particularly described as follows:

Beginning at an iron pin set in the westerly right of way of Old Matthews Road, said pin being the northeast corner of Lot 13 and the southeast corner of the herein described lot, thence, leaving Old Matthews Road with the North line of Lot 13, North 84 degrees 06 minutes 58 seconds West, 150.00 feet to an iron pin (old);

Thence, with the East line of Lot 32, North 06 degrees 16 minutes 31 seconds East, 50.00 feet toan iron pin (old), said pin being the northwest corner of subject lot and the southwest corner of property owned by Jeffrey Vaughn, Deed Book 9538 Page 272, R.O.D.C.;

Thence, with the South line of Vaughn, South 84 degrees 06 minutes 58 seconds East 150.00 feet to an iron pipe (old) in the westerly right of way of Old Matthews Road, said pin being the southeast corner of Vaughn and the northeast corner of subject lot;

Thence, South 06 degrees 16 minutes 31 seconds West 50.00 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 7,500 square feet or 0.17 acres.

Being the same property conveyed to Secretary of Housing and Urban Development by Warranty Deed from Tennessee Housing Development Agency, dated August 28th, 2013 and filed for record February 2nd, 2014 as Instrument No. 20140205-0009604, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.