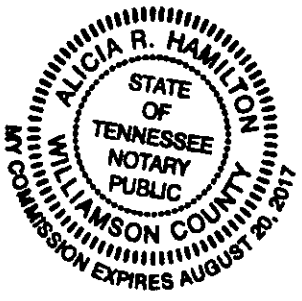
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

FHA Case No. 483-411829



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2014.

Notary Public

My commission expires:_____

BILL GARRETT, Davidson County
Trans:T20140025659 DEEDWARRSP
Recvd: 04/16/14 11:11 2 pgs
Fees:13.00 Taxes:425.50

20140416-0031732

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

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Molly LeMay	**New Owner**	**Map/Parcel: 162-10-0-212.00**
5341 Ashlawn Drive		
Nashville, TN 37211		

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

Molly LeMay, married

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. 85, Section Three Hickory View, as shown on plat of record in Plat Book 6250, Page 960, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel Cole Wakefield, unmarried, and Jason Douglass Hunt, unmarried, by Warranty Deed from David K. Pope, unmarried, of record in Instrument No. 20060224-0021723, dated February 17, 2006, said property was further conveyed by Quitclaim Deed to Samuel Cole Wakefield, unmarried, and Jason Douglass Hunt, unmarried, as tenants in common with right of survivorship, of record in Instrument No. 20090406-0031172, dated March 26, 2009. Said property was conveyed to Andersen, Tate & Carr, P.C., Trustee for Brand Mortgage Group, LLC, of record in Instrument No. 20090406-0031173, dated March 26, 2009, who subsequently appointed Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20120709-0060032. Shapiro & Kirsch, LLP, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the property was struck off and sold and conveyed by Substitute Trustee's Deed to Branch Banking and Trust Company, who assigned their interest in said property to Secretary of Housing and Urban Development, Washington, D.C., of record in Instrument No. 20140113-0003136, dated April 2, 2013, 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.
The Plan of record in Plat Book 6250, Page 960, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6893, Page 570, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 5597, Page 729, Book 5738, Page 634 and Book 7416, Page 237, Register's Office for DAVIDSON County, Tennessee.

Water Main Easement of record in Book 5597, Page 714, Book 5738, Page 619 and Book 7416, Page 301, Register's Office for DAVIDSON County, Tennessee.
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 5341 Ashlawn Drive, Nashville, TN 37211.

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 11th day of April, 2014.

U.S. Department of Housing and Urban Development

By: Camilla Lowe

STATE OF ~~TENNESSEE~~ GA
COUNTY OF WILLIAMSON Fulton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Camilla Lowe who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date April 11th, 2014, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Pemco, 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 11th day of April, 2014.

Notary Public

My Commission Expires: 2/7/2015

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

File #: 140092DH
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027