BILL GARRETT, Davidson County
Trans:T20140027935 DEEDWARR
Recvd: 04/24/14 10:21 2 pgs
Fees:13.00 Taxes:253.45
20140424-0034438

(1)

McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

FHA Case No. 483-363953

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $68,500.00 Affiant Subscribed and sworn to before me, this 16th day of April, 2014. Notary Public My commission expires:_____

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:
Maria Ayala Angel	**New Owner**	**Map/Parcel: 148-15-0-188.00**
140 Sheila Drive		
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,

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

Maria Ayala Angel

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. 34 on the Plan of Haywood Hills, Revised of record in Book 5200, Page 2, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Jose R. Carcamo, by Warranty Deed, from Thomas Jiron and wife, Teresa Jiron, of record in Instrument No. 20060417-0043501, dated April 14, 2006, Register's Office for Davidson County, Tennessee. Said property was conveyed to Leon Sharber, a resident of Davidson County, Tennessee, Trustee for Mortgage Electronic Registration Systems, Inc., of record in Instrument No. 20060417-0043502, dated April 14, 2006, Leon Sharber, a resident of Davidson County, Tennessee, Trustee for Mortgage Electronic Registration Systems, Inc., offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Trustee's Deed to JPMorgan Chase Bank, of record in Instrument No. 20131211-0125327, dated October 3, 2012, Register's Office for Davidson County, Tennessee. JPMorgan Chase Bank, National Association has assigned its interests in said property to The Secretary of Housing and Urban Development.

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 5200, Page 2, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5120, Page 742, 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 **140 Sheila Drive, 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 **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 16th day of April, 2014.

U. S. Department of Housing and Urban Development

By: Jennifer Lee

Jennifer Lee
As HUD's Designated Agent

STATE OF GA
COUNTY OF Fulton

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Lee, who is personally well known to me and known to be the person who executed the foregoing instrument bearing the date 04-10-, 2014, by virtue of the above cited authority and acknowledged the foregoing instrument to be his/her free act and deed on behalf of Ofori & Associates 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 10th th day of April, 2014.

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

My Commission Expires: 3/14/17

Terri James
Notary Public

File #: 140085JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027