Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140032586 DEEDWARRSP
Recvd: 05/12/14 09:45 2 pgs
Fees:13.00 Taxes:173.90
20140512-0040216

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF May 2014

Notary Public
Commission Expiration: 3/24/17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Garrett McGuire 2616 Flamingo Drive Nashville, TN 37207	New Owner	071-04-0-109.00

SPECIAL WARRANTY DEED

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 ACKNOWLEDGED, WE,

Secretary of Housing and Urban Development

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garrett McGuire, a single person

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 the northwesterly one-half of Lot No. 381 on the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, Page 20, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Dellway Drive at the corner of Lots Nos. 380 and 381; thence with the line between said lots southwardly 166 feet to the corner of the property conveyed to James Howard McMurty and wife, by deed from James C. Prickett and wife, of record in Book 1191, Page 462, Register's Office for said County; thence with McMurty's northwesterly line, northeasterly 159.1 feet to the southwesterly margin of Flamingo Drive; thence with said Drive northwestwardly 117.3 feet to the corner of Lots Nos. 380 and 381, the point of beginning.

BEING the same property conveyed to the Secretary of Housing and Urban Development by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated 7/23/13 and recorded 1/16/14 in Instrument No. 20140116-0004518, Register's Office for Davidson County, Tennessee. The said Arnold M. Weiss having been appointed Substitute Trustee by instrument dated 6/28/13 and recorded 7/8/13 in Instrument No. 20130708-0070093 (pursuant to default on a Deed of Trust executed by Christopher Robinson, an unmarried man and Jessica A. Bellew, an unmarried woman and Carolyn Robinson, a married woman, of record in Instrument No. 20070105-0002398); previously conveyed to Christopher Robinson, unmarried, and Jessica A. Bellew, unmarried, and Carolyn Robinson, married, by Warranty Deed from Coordination Plus, LLC, a Tennessee limited liability company, dated 12/29/06 and recorded 1/5/07 in Instrument No. 20070105-0002397, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 2616 Flamingo Drive, Nashville, TN 37207

And the Grantor, for himself and his heirs, executors and administrators, does hereby covenant with the Grantee, his heirs and assigns, that he, the Grantor, has not made, done, executed, or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises against all persons lawfully claiming the same from, though or under him the Grantors will forever warrant and defend.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of subject real estate.

Dated this the 5 day of May, 2014.

Secretary of Housing & Urban Development

By: Camilla Lowe
Its: Delegate

STATE OF GA
COUNTY OF FULTON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Camilla Lowe, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the delegate of Secretary of Housing & Urban Development, the within named bargainor, and that he/she as such DELEGATE, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as DELEGATE.

Witness my hand and official seal at FULTON GA, _____, this the 5 day of May, 2014.

Notary
My commission expires: 2/7/2016

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