BILL GARRETT, Davidson County
Trans: T20140036598 DEEDWARRSP
Recvd: 05/27/14 09:48 2 pgs
Fees: 13.00 Taxes: 558.70

20140527-0045132

483-356770

Prepared By & Return To:
Tennessee Title Services, LLC
298 Clear Sky Ct S-E
Clarksville, TN 37043
14-0139C

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2014

Notary Public
Commission Expires: 8/12/15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Haylemichael N. Ferede 104 Forge Ridge Court Nashville, TN 37217	US Bank NA 3180 Rider Trail South Earth City, MO 63045	135-06-0A-050.00 CO

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, I/WE,

Secretary of Housing and Urban Development, Washington, D.C.

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

Haylemichael N. Ferede and wife, Rahel S. Bedada

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. 50, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Pages 295 and 296 and Correction Instrument of record in Book 10316, Page 880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C., by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 8/26/13 and recorded 12/5/13 in Instrument No. 20131205-0123957, in the Register's Office of Davidson County, Tennessee. The said Shapiro & Kirsch, LLP having been appointed Substitute Trustee by instrument recorded 5/14/13 in Instrument No. 20130514-0048364, said Register's Office.

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

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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 resource of title shown above.

This is improved property known as: 104 Forge Ridge Court, Nashville, TN 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16 day of May, 2014.

Secretary of Housing and Urban

By: _____

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~MONTGOMERY~~ FULTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the DELEGATE for PONO and that he/she is authorized by HUD to execute this instrument on its behalf.

Witness my hand and official seal at ~~Clarksville~~ FULTON, ~~Tennessee~~ GA this 16 day of May, 2014.

_____
Notary Public
My Commission Expires: 2/7/2016

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2016

(Notary Seal)

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