File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140044264 DEEDWARRSP
Recvd: 06/23/14 13:01 2 pgs
Fees:13.00 Taxes:318.57
20140623-0054532

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(_____) Title No: 53331
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mihaela Eugenia George 1171 Pin Oak Lane Brentwood, TN 37027	New Owner

TAX MAP-PARCEL NUMBERS: 09614027900

SPECIAL WARRANTY DEED
Case No. 483-488989
Closing Date: May 30, 2014

FOR AND IN CONSIDERATION of the sum of **$86,100.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Secretary of the Department of Housing and Urban Development**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mihaela Eugenia George and husband, Marin George,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of Hickory Bend, Section Four, of record in Book 4175, Page 34, amended in Book 4367, Page 805, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Housing and Urban Development, his/her successors and/or assigns, by Trustee's Deed from Wells Fargo Bank, N.A., dated August 1, 2013, recorded March 19, 2014 in Instrument No. 20140319-0022811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, Page 34, amended in Book 4367, Page 805, said Register's Office, which Plan shows a 30 foot minimum building setback line from Jonesboro Road and a 10 foot easement for public utility purposes along the rear line of said lot and a 15 foot easement for drainage purposes along the front line of said lot; Avigation Easement and Contract of record in Book 9167, Page 770, said Register's Office; Restrictions of record in Book 4272, Page 832, said Register's Office.

This is improved property, known as: 3105 Jonesboro Dr., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor except for matters set forth herein.

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: Jennifer Lee
Authorized Signatory

State of Georgia
County of Fulton

On the 18 day of June, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee 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: 5/9/17

Notary Public

GEORGE S WADE II
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 9, 2017
FULTON COUNTY, GEORGIA

State of Tennessee
County of Davidson

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 $86,100.00, 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 20th day of June, 2014.

My Commission Expires:

(Seal)
Notary Public

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 1-24-2017