This Instrument Prepared by:
Touchstone Title and Escrow, LLC
318 Seaboard Lane, Suite 114
Franklin, TN 37067
(615) 371-2299

Davidson County DEEDWARRSP
Recvd: 06/24/14 10:50 3 pgs
Fees:18.00 Taxes:372.30
20140624-0054922

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $ 100,621.00

Affiant

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2014.

Angela G. Batson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-6-17

HUD Case No. 483-419327
Closed on June 23, 2014

ADDRESS OF NEW OWNER
Vincent B. Baker
604 Roxanne Court
Antioch, TN 37013

SEND TAX BILLS TO:
Movement Mortgage
841 Seahawk Circle
Virginia Beach, Virginia 23452

MAP & PARCEL
162-10-0-112.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Secretary of the Department of Housing and Urban Development**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Vincent B. Baker**, hereinafter called the "Grantee", her heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 112, SECTION 2, BROOK-VIEW ESTATES, as shown on plat of record in Plat Book 4460, Page 163, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee to Secretary of the Department of Housing and Urban Development as recorded on the 27th day of March, 2014 in Instrument No. 20140327-0025212 and Warranty Deed from Geri McBride, unmarried to Katrice M. Cloyd as recorded on the 4th day of September, 2009 in Instrument No. 20090904-0083593, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein

THIS is improved property, known as: 604 Roxanne Court, Antioch, TN 37013

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument,

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this Deed, accepts the property "as is" and "where is" in its present conditions. 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 17 day of June, 2014.

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 17 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

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

Notary Public

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).