BILL GARRETT, Davidson County
Trans:T20140055260 DEEDWARRSP
Recvd: 07/30/14 13:29 2 pgs
Fees:13.00 Taxes:170.20
20140730-0067957

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel #:
Francisca Hernandez	New Owner	058-11-0-097.00
306 Melissa Drive		
Goodlettsville, TN 37072		HUD Case # 483-266726

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Secretary of Housing and Urban Development** (GRANTORS), have this day bargained and sold and hereby transfer and convey to **Francisca Hernandez** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 216-A, as shown on the map entitled Zone Lot Division Royal Hills, Section 1, of record in Plat Book 6900, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by Deed from BROCK & SCOTT, PLLC, AS SUBSTITUTE TRUSTEE, of record in Instrument No. 20140306-0018766, dated March 5, 2014, said Register's Office.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantee, her heirs and assigns forever. The Grantors covenant that they are seized and possessed of the above described property, and have the right to convey it, and Grantors do hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantee, her heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantors, but not otherwise.

AND THE GRANTORS, DO HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTORS make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantors, but on her own judgment.

In Witness Whereof the undersigned Grantors have set his/her/their hand and seal as a principal and/or officer of PEMCO, Ltd., Asset Manager of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the re-delegation of authority published at 70 Fed. Reg. 4837-D-57 (July 25, 2005).

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: PEMCO, Ltd.

By: _____
Its: Authorized Signatory

STATE OF GA
COUNTY OF Cobb

On the 23 day of July, 2014, before me, the undersigned, a Notary Public of said County and State, personally appeared Ann Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be an Authorized Signatory of PEMCO, Ltd., said company being an Authorized Signatory for the Secretary of Housing and Urban Development, the within 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 professional corporation by himself/herself as an Authorized Signatory and for said professional corporation on behalf of the Secretary of Housing and Urban Development.

Witness my hand and official seal, at office at Atlanta, GA on this 23 day of July, 2014.

Notary Public
My Commission Expires:

SHARON LEE
COBB COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 21, 2015

STATE OF Tennessee
COUNTY OF Williamson

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 **$46,000.00**, 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 30th day of July, 2014.

Hillary Torrence
Notary Public
My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY