This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014070012

BILL GARRETT, Davidson County
Trans:T20140058078 DEEDWARRSP
Recvd: 08/08/14 09:23 2 pgs
Fees:13.00 Taxes:188.70
20140808-0071452

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $51,000.00

Sworn to and subscribed before me this 7th day of August, 2014.

Beverly Basham
Affiant

E. Mannix
Notary Public
Comm exp 1-6-15

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Joseph B. Christy 926 Hickory Hills Drive Franklin, TN 37067	New Owner	133-110-011.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Secretary of Housing & Urban Development, Washington DC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph B. Christy, married**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Parma Heights, of record in Plat Book 2133, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Secretary of Housing and Urban Development of Washington, DC by deed from MidFirst Bank of record in Instrument No. 20140502-0037119, Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 2, 2014.

This is improved property known as **197 Empire Drive, Nashville, Tennessee 37211.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 31st day of ~~August~~ July, 2014.

Secretary of Housing & Urban Development, Washington DC
By Pemco ~~Limited as Authorized~~ Signatory

BY: _____

It's: Director

State of GEORGIA
County of Cobb

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Austin Perino with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Director of Pemco Limited who is the Authorized Signatory for The Secretary of Housing and Urban Development, Washington DC, the within named bargainor and that as such executed the foregoing instrument for the purpose therein contained, by signing the name of Pemco Limited by him/herself as Authorized Agent for The Secretary of Housing and Urban Development, Washington DC.

Witness my hand, at office, on this 31st day of ~~August~~ July, 2014.

_____ (SEAL)
Notary Public
My Commission Expires: _____

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