Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

FHA Case No. 483-422466

BILL GARRETT, Davidson County
Trans:T20140071124 DEEDWARRSP
Recvd: 09/23/14 11:23 2 pgs
Fees:13.00 Taxes:270.47
20140923-0087221

(Notary Stamp)

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $73,100.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2014.

Notary Public

My commission expires: 1-24-17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Fiorella Bellavita	**New Owner**	**Map\Parcel: 163-16-0-A-025.00CO**
5849 Monroe Crossing		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Secretary of Housing & Urban Development

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fiorella Bellavita, an unmarried woman

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 Unit No. 125 on the Plan of Provincetown, Phase 1, a Horizontal Property Regime with Private Elements of record in Instrument 20031119-0168785, supplemental in Instrument 20050609-3366104, Instrument 20060825-0105504 and Instrument 20080812-0082993, Exhibit A-1", said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sean Woodruff and Nicole Woodruff, husband and wife, by Warranty Deed, from Steven Freeman, a single man, dated June 15, 2009, of record in Instrument No. 20090617-0056434, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Sean Woodruff, by Quitclaim Deed, from Nicole Woodruff, dated November 14, 2011, of record in Instrument No. 20111215-0097923, Register's Office for Davidson County, Tennessee. Said property was conveyed to Larry A. Weissman, Trustee for Mortgage Electronic Registration Systems, Inc., of record in Instrument No. 20090617-0056435, dated June 17, 2009, who subsequently appointed Brock & Scott, PLLC, as Substitute Trustee, of record in Instrument No. 20130419-0039063, dated April 12, 2013. Brock and Scott, PLLC, as Substitute Trustee offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Substitute Trustee's Deed to SunTrust Mortgage, Inc., who assigned its interest in the said property to Secretary of Housing and Urban Development, of record in Instrument No. 20140515-0041676, dated May 14, 2014, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20031119-0168785, Register's Office for DAVIDSON County, Tennessee.

Easement to Qwest Communications of record in Instrument No. 20120228-0017172, Register's Office for DAVIDSON County, Tennessee.
All matters of record Plat in Instrument No. 20080729-0077387, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 10034, Page 452, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Instrument No. 20031120-0169428 and Instrument No. 20050803-0091277, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030910-0132287, Register's Office for DAVIDSON County, Tennessee.
Development & Easement Agreement of record in Instrument No. 20031124-0170577, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20031119-0168785, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **5849 Monroe Crossing, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantees**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 12th day of September, 2014.

The Secretary of Housing and Urban Development of
Washington, D.C., and/or/ his/her successors and/or assigns
By: Ofori & Associates, PC

JLee
By: Authorized Signatory

State of Georgia
County of Fulton

On the 11 day of Sept, 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.

Witness my hand, at office, this 12th day of September, 2014.

My Commission Expires: MAY 8, 2017

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

Notary Public

File #: 140323JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027