Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path
Suite C
Hendersonville, TN 37075
14-8035

BILL GARRETT, Davidson County
Trans:T20140071931 DEEDWARRSP
Recvd: 09/25/14 10:28 2 pgs
Fees:13.00 Taxes:222.00
20140925-0088256

FHA CASE # 483-339994 CLOSING DATE: 09/23/2014

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Westwood Communities, Inc. 50 Music Square West Nashville, TN 37203	Westwood Communities, Inc. 50 Music Square West Nashville, TN 37203	07509001000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Secretary of The Department of Housing and Urban Development

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Westwood Communities, Inc.

HEREINAFTER CALLED THE GRANTEE, 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, Tennesse, being Lot No. 584 on the plat of Hermitage Hills, Section 6, of record in Book 3300, page 10, Regsiter's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel Beshears on 12/12/2003 by deed from Vanassee D. Clingan, filed for record on 01/12/2004 in Instrument No. 20040112-0004812, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Mellon fka The Bank of New York as Trustee for the Certifcateholders of CWMBS, Inc., CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R2 on 08/06/2012 by deed from Daniel Beshears, filed for record on 08/13/2012 in Instrument No. 20120813-0072076, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of the Department of Housing and Urban Development on 11/15/2013 by deed from The Bank of New York Mellon fka The Bank of New York as Trustee for the Certifcateholders of CWMBS, Inc., CWMBS Reperforming Loan REMIC Trust Certificates, Series 2005-R2, filed for record on 01/31/2014 in Instrument No. 20140131-0008750, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 7000 Bonnacrest Dr., Hermitage, TN 37076.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantees acquires said land and improvements in an "AS IS" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. 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.

Witness my hand this 19th day of September, 2014.

Signed, sealed and delivered in the presence of:

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

By: _____
Authorized Signatory

State of GA
County of Fulton

On the 19 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 The Secretary of The Department 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: 05/09/17

_____
Notary Public

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

State of Tennessee
County of Sumner

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 $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

D. Cowyn
Affiant

Subscribed and sworn to before me this 23rd day of September, 2014.

My Commission Expires: 2/28/17

Lynne Ward
Notary Public

LYNNE WARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY