THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14081572** **FHA#: 483-484947**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $290,700.00. Nathan L. Powers Affiant Subscribed and sworn to before me, this 29th day of September, 2014. Notary Public My Commission Expires: 9-26-16

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140073684 DEEDWARR
Recvd: 10/01/14 09:02 2 pgs
Fees:13.00 Taxes:1075.59
20141001-0090410

WARRANTY DEED

Address New Owner: Adam W Murphy 3109 Brookview Forest Drive Nashville TN 37211	Send Tax Bills To: Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 180-04-0-B-141.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Secretary of Housing and Urban Development** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam W Murphy**, an unmarried man, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Brookview Forest, Phase V of record in Plat at Instrument No. 20090309-0021109, 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 by deed from Wilson & Associates, PLLC, as Successor Trustee of record in Instrument No. 20140501-0036824 Register's Office for Davidson County, Tennessee, dated October 14, 2013 and recorded on May 1, 2014.

Being also known as 3109 Brookview Forest Drive Nashville, TN 37211.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 and all years thereafter.

Subject to all matters shown on the Plan of record as Instrument Number 20090309-0021109 and Instrument Number 20110715-0054363, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030829-0125803, amended in Instrument No. 20050505-0050962, Register's Office for Davidson County, Tennessee.

Charter for Brookview Forest HOA of record in Instrument Number 20030918-0138293, in the Register's Office for Davidson County, Tennessee.

Right of way easement of record in Book 8404, Page 676, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4276, Page 715, as re-recorded in Book 4404, Page 947, Book 4428, Page 138, amended in Book 4479, Page 448, in the Register's Office for Davidson County, Tennessee.

Quitclaim deed for common area of record in Instrument Number 20111117-0090032, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20060104-0001198, in the Register's Office for Davidson County, Tennessee.

Drainage and Maintenance easement of record in Instrument Number 20070323-0035374, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3109 Brookview Forest Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2014.

Secretary of Housing and Urban Development

By: _____

State of GA

County of Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fulton, Georgia, with whom I am personally acquainted, and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained and who further acknowledged that Jennifer Lee is the representative of the Asset Manager, Ofori & Associates, PC, and further acknowledged that they are the Attorney in Fact for Secretary of Housing and Urban Development, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 10th day of September, 2014.

_____
Notary Public

My Commission Expires:

