BILL GARRETT, Davidson County
Trans:T20140082626 DEEDWARRSP
Recvd: 11/03/14 10:33 2 pgs
Fees:13.00 Taxes:241.80
20141103-0101119

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075
File No. 05-1409-66399

HUD Case #483-432520

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Donna P. Desopo 1637 Liberty Hill Drive Madison TN 37115	NEW OWNER	042-08-0-168.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Secretary of the Department of Housing and Urban Development, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donna P. Desopo, a single woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Heritage View Subdivision, Section Two, of record in Book 7900, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth M. White, a single person by deed from Jamie K. Kines, dated May 28, 1998, recorded June 4, 1998, of record in Book 10960, Page 852, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, dated June 6, 2014, recorded August 20, 2014, of record in Instrument No. 20140820-0075600, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 1637 Liberty Hill Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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.

Secretary of the Department of Housing and
Urban Development and/or his/her successors
and/or assigns By: Ofori & Associates, PC

Jennifer Lee
By:
Its: Authorized Agent

STATE OF GA
COUNTY OF Fulton

On the 29, day of October, 2014, before me, the undersigned, a Notary Public in and for said county and state, appeared Jennifer Lee, 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 Ofori & Associates, PC said company being an authorized signatory for 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 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 the Department of Housing and Urban Development.

Notary Public

My Commission expires:

GEORGIA FULTON COUNTY NOTARY PUBLIC WADE II GEORGE'S 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 $65,350.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rachelle Caudill
Affiant

Subscribed and sworn to before me this 31st Day of October, 2014.

Notary Public

My commission expires: 04/17/16

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY