Return to and

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167
File No. 04-1409-55295

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00

Affiant

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

Notary Public
My commission expires: 9/26/2018

KEVIN HEFFELMAN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christopher J. Jones 329 N. Birchclay Point Antioch TN 37013	Magna Bank P. O. Box 17257 Memphis, TN 38187-0257	164-08-0-C-064.00-CO

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 Housing and Urban Development, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher J. Jones and Angela J. Jones, husband and wife, as tenants by the entirety, 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:

Land in Davidson County, Tennessee, being Lot No. 105, on the Plan of Section Two, Hamilton Chase, of record in Instrument No. 20060807-0096557, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20070723-0087046, and by Certificate of correction of record in Instrument No. 20051031-0131368, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Secretary of Housing and Urban Development by deed from Tennessee Housing Development Agency, dated June 21, 2013, recorded August 28, 2014, of record in Instrument No. 20140828-0078547, 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 329 N. Birchclay Point, Antioch, TN 37013

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.

BILL GARRETT, Davidson County
Trans:T20140083159 DEEDWARRSP
Recvd: 11/04/14 11:19 2 pgs
Fees:13.00 Taxes:629.00
20141104-0101754

WITNESS my hand this 30 day of October, 2014.

Secretary of Housing and Urban Development,

By: _____

Its: Delegate

STATE OF GA
COUNTY OF ~~RUTHERFORD~~ Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kham Sitthavy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Delegate of Secretary of Housing and Urban Development, Kham Sitthavy, the within named bargainor, and that _he is authorized by Secretary of Housing and Urban Development, to execute this instrument on its behalf.

Witness my hand in ~~Smyrna, TN~~, Cobb, GA this 30 day of October, 2014.

_____
Notary Public

My Commission expires

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