483-329930

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,500.00

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2014.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Junlan Jiang David Funez Mendez	New Owner	
1008A Villa Place		060110A00800
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUNLAN JIANG AND DAVID FUNEZ MENDEZ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 8 on the Plan of Section One, Pine Ridge of record in Plat Book 6900, Page 191, 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 Janice E. Williams by deed from Janice E. Ridley of record in Book 10212, page 68, Register's Office for Davidson County, Tennessee, dated September 30, 1996 and recorded on October 2, 1996.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C. by deed from Shapiro & Kirsch, LLP of record in Instrument No. 20140917-0085399 Register's Office for Davidson County, Tennessee, dated September 17, 1994 and recorded on September 17, 1994.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 105 Timberline Court, Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20140087455 DEEDWARRSP
Recvd: 11/20/14 10:27 2 pgs
Fees:13.00 Taxes:138.75
20141120-0106954

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of November, 2014.

Secretary of Housing and Urban Development

By: _____
Name: Kram Smithaw
Title: Delegate

STATE OF GA
COUNTY OF Clayton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kram Smithaw with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Delegated of the Secretary of Housing and Urban Development, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of November, 2014.

_____
Notary Public

My Commission Expires:

SUKI WILLIAMS
CLAYTON COUNTY GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 20TH 2016