Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path
Suite C
Hendersonville, TN 37075
14-11010

BILL GARRETT, Davidson County
Trans:T20140094370 DEEDWARRSP
Recvd: 12/17/14 10:46 2 pgs
Fees:13.00 Taxes:347.80
20141217-0115330

FHA CASE # 483-426751 CLOSING DATE: 12/12/2014

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	04214006000

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:

Being Lot 77 on the plan of Sherry Heights, Section III, of record in Plat Book 2331, Pages 126 and 127, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Include in the above description but expressly therefrom, the following property was conveyed to the Tennessee Department of Transportation by Deed from John T. Bodily and wife, Donna A. Bodily, of record as instrument number 20010404-0032736, in the Register's Office for Davidson County, Tennessee:

Beginning at a point of the intersection of the existing West margin of I-65 and the West Boundary of the Rose Paul Property, said point of intersection being 167.70 feet left of I-65 proposed centerline station 435+68.98; thence with said boundary South 09 degrees 25 minutes 58 seconds West 147 feet, more or less, to a point, said point being 191.32 feet left of I-65 proposed centerline station 434+24.45; thence with proposed left margin of said road North 03 degrees 16 minutes 03 seconds East 147.98 feet to a point, the said point being 183.28 feet left of the I-65 proposed centerline station 435+72.22, thence with the existing South margin of I-65 Easterly 16 feet, more or less to the point of beginning, containing 1,164 square feet.

Being the same property conveyed to The Secretary of Housing and Urban Development on 12/04/2013 by deed from Wilson and Associates, PLLC filed for record on 09/18/2014 in 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: 209 Rhine Drive, Madison, TN 37115.

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 10 day of Dec., 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: Jennifer Lee
Authorized Signatory

State of GA
County of Fulton

On the 10 day of Dec., 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.

FAYE C TAHARKA NOTARY PUBLIC FULTON CO. GEORGIA COMMISSION EXPIRES APRIL 02 2018

My Commission Expires:

Faye C. Taharka
Notary Public

State of TN
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 $94,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J English
Affiant

Subscribed and sworn to before me this 12th day of December, 2014.

My Commission Expires: 2/28/17

Lynne Ward
Notary Public

LYNNE WARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY