BILL GARRETT, Davidson County
Trans:T20140095914 DEEDWARRSP
Recvd: 12/23/14 10:59 2 pgs
Fees:13.00 Taxes:177.60
20141223-0117316

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path
Suite C
Hendersonville, TN 37075
14-11020

FHA CASE # 483-426323 CLOSING DATE: 12/19/2014

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Westwood Communities, Inc. 1101 Grundy Street Nashville, TN 37203	Westwood Communities, Inc. 1101 Grundy Street Nashville, TN 37203	00800009500

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:

Certain realty situated in the 14th Civil District of Davidson County, Tennessee, and bounded and described as follows: Beginning at a point in the center of Baxter Road at the southeast corner of the property conveyed to James R. Branch and wife, by deed of record in Book 3709, page 284 Register's Office for said County; thence with the center of said road south 5° 15' east 100 feet; thence south 87° 15' west 1356 feet, more or less; thence north 0° 30' east 104 feet thence north 87° 30' east 1344 feet to the beginning.

Being the same property conveyed to Secretary of the Department of Housing and Urban Development from Rubin Lublin TN, PLLC, substitute Trustee by deed dated 10/08/2012 filed for record on 01/31/2014 in Instrument No. 20140131-0008765, in the 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: 3981 Baxter Road., Joelton, TN 37080.

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 15 day of December, 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: PEMCO, Ltd

By: _____
Authorized Signatory

State of GA
County of COBB

On the 15 day of DEC, 2014 before me, the undersigned Notary Public of the State and County aforesaid, appeared Ram Sirthay 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 PEMCO, Ltd, 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.

My Commission Expires: _____

Notary Public

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

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 $48,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 19th day of December, 2014.

My Commission Expires: 2/28/17

Notary Public