This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1303
FHA Case No. : 483-371086

BILL GARRETT, Davidson County
Trans:T20150003768 DEEDWARR
Recvd: 01/15/15 14:15 2 pgs
Fees:13.00 Taxes:249.79
20150115-0004382

WARRANTY DEED

THIS INDENTURE, made and entered into this 1/12/2015, by and between Secretary of Housing and Urban Development, parties of the first part, and Dane Forrest Obuchowski, an unmarried individual party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 47 of Block "B" on the Plan of J. B. Haynie's Cumberland Heights, of record in Book 57, Page 170, Register's Office for Davidson County, TN, To which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Secretary of Housing and Urban Development, by Warranty Deed from Tennessee Housing Development Agency, dated March 19, 2014, of record in Instrument No., 20140731-0068319 in Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed, dated 02/21/2014 of record in Instrument Number 20140227-0016901, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Angela E. Sharber, an unmarried person by deed from Andre P. Johnson, a married person and Kevin L. Moore, an unmarried person, dated 03/16/2007, of record in Instrument Number 20070319-0033253, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 071 10 0 130.00

☒ Improved 1223 John L Copeland, Nashville, TN 37207
Aka 1223 Aline Avenue, Nashville, TN 37207

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of Ofori & Associates, PC, Asset Manager of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 4837-D-57 (July 25, 2005).

Signed, sealed and delivered in the presence of:

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: Ofori & Associates, PC

By: Jennifer Lee

Its: Authorized Signatory

State of Georgia
County of Fulton

On the 8th day of Jan, 2015, 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 Secretary 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 professional corporation by himself/herself as an authorized signatory and for said professional corporation on behalf of the Secretary of Housing and Urban Development.

My Commission Expires: 3/14/17

TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES MAR 14 2017 DEKALB CO., GEORGIA

Notary Public

Owner's Name: Dane Forrest Obuchowski

and Address: 1223 John L Copeland, Nashville, TN 37207

Mail tax bills to Owner 1225 Aline Avenue, Nashville TN 37207

I, or we, hereby swear and 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 $67,510.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 12th day of January, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY