#3020
Map & Parcel: 04313033000

Davidson County DEEDWARRSP
Recvd: 01/22/15 15:01 3 pgs
Fees:18.00 Taxes:337.81
20150122-0006473

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300.00

Angela Batson
Affiant

Subscribed and sworn to before me this the 21 day of January, 2015

My Commission Expires: 7-2-18

Hilary Mohsenzadeh
Notary Public

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

THIS INSTRUMENT PREPARED BY:
Touchstone Title & Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Grace Karn.	Movement Mortgage
(Name)	(Name)
337 Hickory Street	841 Seahawk Circle
(Street Address)	(Street Address)
Madison, TN 37115	Virginia Beach, VA 23452
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Secretary of Housing & Urban Development - 483-416371**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Grace Karn, unmarried**, hereinafter called the "Grantee", her heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20, Block E on the Plan of Crittenden Estates of record in Plat Book 974, Page 69, 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 The Secretary of Housing and Urban Development by Special Warranty deed from Lakeview Loan Servicing, LLC of record in Instrument No. 20141215-0114498 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on November 21, 2014, and also being the same property conveyed to The Secretary of Housing and Urban Development by Special Warranty deed from Lakeview Loan Servicing, LLC of record in Instrument No. 20141121-0107435 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on November 21, 2014, and also being the same property conveyed to Lakeview Loan Servicing, LLC by Trustee's deed from Wilson & Associates, PLLC of record in Instrument No.20140516-0042405 Register's Office for Davidson County, Tennessee, dated May 9, 2014 and recorded on May 16,2014, and also being the same property conveyed to Randall O'Saile, unmarried and Nicole Huddleston, unmarried, as tenants in common with rights of survivorship by Warranty deed from Rickey O'Saile and wife, Janie O'Saile of record in Instrument No. 20090505-0041225 Register's Office for Davidson County, Tennessee, dated May 1, 2009 and recorded on May 5, 2009.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS is improved property, known as: 337 Hickory Street, Madison, TN 37115.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this Deed, accepts the property "as is" and "where is" in its present conditions. 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 21st day of January, 2015.

SECRETARY OF HOUSING & URBAN DEVELOPMENT

BY: Suki Williams

STATE OF GA)
COUNTY OF Cobb)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Suki Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon ____ oath, acknowledged Suki Williams to be the Delegate of Secretary of Housing & Urban Development, the within-named bargainor, a banking corporation, and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by herself as such Delegate.

Witness my hand and official seal at office at Atlanta GA, on this the 21 day of January, 2015.

Notary Public

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

My Commission Expires: _____

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).