BILL GARRETT, Davidson County
Trans:T20150010596 DEEDWARR
Recvd: 02/11/15 09:07 2 pgs
Fees:12.00 Taxes:0.00
20150211-0012543

(Cespedes-Abreu, Jorge)
This instrument prepared by:
ATTORNEY
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID 034 09 0 016.00
1507 MONTICELLO AVE
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
C/O MCB Oklahoma MCM Office
4400 Will Rogers Pkwy, Suite 300
Oklahoma City, OK 73108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, the other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **TENNESSEE HOUSING DEVELOPMENT AGENCY,** has bargained and sold and does hereby transfer and convey unto the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 4400 WILL ROGERS PKWY, SUITE 300, OKLAHOMA CITY, OK 73108** his successors and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE PLAN OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 421, PAGE 44, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING DESIGNATED AS TRACT NO. 5 ON THE UNRECORDED SURVEY SHOWING A DIVISION OF A PART OF LOTS NOS. 28 AND 30 OF SAID SUBDIVISION FOR CLYDE LOFTIS, MADE BY N.G. JENKINS, SURVEYOR, DATED APRIL 4, 1959, DESCRIBED AS FOLLOW ACCORDING TO SAID SURVEY.

BEGINNING AT A POINT IN THE CENTER LINE OF MONTICELLO DRIVE OR AVENUE, AT THE CORNER OF TRACTS NOS. 5 AND 6, SAID POINT BEING 315.5 FEET, MORE OR LESS, NORTH FROM THE CENTER LINE OF WEST MONTICELLO DRIVE OR AVENUE; THENCE, WITH THE LINE BETWEEN SAID TRACTS 5 AND 6, SOUTH 88 DEGREES 19 MINUTES EAST 295 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 2 DEGREES 45 MINUTES WEST 64 FEET, MORE OR LESS, TO A CORNER OF TRACT NO. 4, THENCE WITH THE LINE BETWEEN TRACTS 5 AND 4; NORTH 88 DEGREES 03 MINUTES WEST 318.9 FEET, MORE OR LESS, TO THE CENTER LINE OF MONTICELLO DRIVE OR AVENUE; THENCE WITH THE CENTER LINE OF MONTICELLO DRIVE OR AVENUE, SOUTH 31 DEGREES 20 MINUTES EAST 71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING CONVEYED TO TENNESSEE HOUSING DEVELOPMENT AGENCY, BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NO. 20141104-0102556, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1507 MONTICELLO AVE, MADISON, TENNESSEE 37115.

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, his successors and assigns forever.

AND the Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

TENNESSEE HOUSING DEVELOPMENT AGENCY further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 2 day of FEB, 2015.

TENNESSEE HOUSING DEVELOPMENT AGENCY, BY AND THROUGH ITS SERVICER AND AUTHORIZED AGENT, U.S. BANK NATIONAL ASSOCIATION

BY: Bobbi M Easler

Bobbi M Easler

Title: **OFFICER**

STATE OF **KENTUCKY**
COUNTY OF **DAVIESS**

Before me a Notary Public, in and for said state and county, personally appeared Bobbi M Easler **(NAME)**, with whom I am personally acquainted, and who upon oath acknowledged herself to be the **OFFICER** of **U.S. BANK NATIONAL ASSOCIATION, SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY,** the within named bargainer, a corporation, and that she as such **OFFICER** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as **OFFICER** for **U.S. BANK NATIONAL ASSOCIATION, SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY.**

WITNESS, my hand and Official Seal at office this 2 Day of Feb, 2015.

Allison Haynes

Notary Public

My commission expires: 4/8/18

OFFICIAL SEAL
ALLISON HAYNES
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires April 8, 2018
ID # 509287

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is **$65,520.00.**

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2015.

Notary Public

My Commission Expires: 1-8-19

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 8, 2019

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203