Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path
Suite C
Hendersonville, TN 37075
14-12037D

BILL GARRETT, Davidson County
Trans:T20150012040 DEEDWARRSP
Recvd: 02/18/15 15:07 2 pgs
Fees:13.00 Taxes:459.17
20150218-0014154

FHA CASE # 483-423664 CLOSING DATE: 02/12/2015

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	03407005200

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being Lot No. 183 on the plan of Shepherd Hills, Sec. VIII, as of record in Book 2854, page 120, Register's Office for said County.

Being the same property conveyed to Felipe Morejon Guerra, Braulio Holguin Roacho, Maria C. Ruiz-Corzo, and Hector Valiente Zamora, herein by deed of record in Instrument No. 20090707-0063326, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Braulio Holguin Roacho and Maria C. Ruiz-Corzo, husband and wife, and Hector Valiente Zamora, an unmarried man from Felipe Morejon Guerra, an unmarried man by quit claim deed dated 04/26/2010 and filed for record on 06/21/2010 in Instrument No. 20100621-004816, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, herein by substitute trustee's deed of record in Instrument No. 20131004-010446, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Secretary of the Department of Housing and Urban Development from Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP by deed dated 10/15/2013 and filed for record on 08/27/2014 in Instrument No. 20140827-0078020, 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: 313 Twin Hills 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 9th day of February, 2015.

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

Jennifer Lee
As HUD's Designated Agent

State of GA
County of Fulton

On the 9th day of Feb 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 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.

TERRI V JAMES
NOTARY PUBLIC
DEKALB CO. GEORGIA
MY COMMISSION EXPIRES
MAR 14 2017

My Commission Expires: 3/14/17

Terri James
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 $124,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

My Commission Expires:
~~My Commission Expires~~
March 20, 2018

Notary Public

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY