Return TO:

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
Case Number: 483-384840

BILL GARRETT, Davidson County
Trans: T20150012815 DEEDWARRSP
Recvd: 02/23/15 09:17 2 pgs
Fees: 13.00 Taxes: 366.30
20150223-0015108

SPECIAL WARRANTY DEED

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
P O Box 1565
Cordova, TN 38088-1565

New Owner is:
Kelly D. Johnson
3124 Penn Meade Way
Nashville, TN 37214

MAP/PARCEL: 052-13-0B/241.00CO

FOR AND IN CONSIDERATION OF One Hundred Thirty Three Thousand & 00/100 Dollars ($133,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, The Secretary of Housing and Urban Development, (herein called "Grantor"), has this day bargained an sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Kelly Johnson, unmarried, (herein called "Grantee") the following described property, having an address of 3124 Penn Meade Way Nashville, Tennessee 37214, and being situated and located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 25, on the Plan of River Glen, Phase 5, Section 2, of record in Instrument Number 20031006-0147480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C., by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee (appointed in instrument recorded 8/19/13 in Instrument No. 20130819-0086808), dated 10/4/13 and recorded 10/27/14 in Instrument No. 20141027-0098677, in the Register's Office of Davidson County, Tennessee.

The above-described property is improved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of Feb, 2015.

GRANTOR:
Secretary of Housing and Urban Development

BY: _____

AS: Delegate

ACKNOWLEDGEMENT

STATE OF GA)
COUNTY OF Cobb)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Kham Sirthavy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Delegate of the **Secretary of Housing and Urban Development** the within named bargainor, and that he/she as such Delegate, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10 day of Feb, 2015.

SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019

_____
NOTARY PUBLIC

My Commission Expires:

_____

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $99,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

SWORN TO and subscribed before me this 13th day of February, 2015

_____
NOTARY PUBLIC

My commission expires:

_____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017