BOX #14
483-420861

G#27041-2

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 60,000.00
Lisa L. Aiken, **Affiant**
Subscribed and sworn before me this the
31st Day of March, 2015
, **Deputy Register**

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2015.

Notary Public

My commission expires:

HOUSTON W. HOWELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
(AFFIX SEAL)
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Yutien Terry Wang	**"New Owner"**	**096070A02200CO**
311 Grant Park Drive		
Franklin, TN 37067		

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 AND SUFFICIENCY ALL OF WHICH IS HEREBY ACKNOWLEDGED,

Secretary of Housing & Urban Development

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Yutien Terry Wang

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Lot Number 2, Unit Number 3 of Bianca Square Condominiums, according to the Horizontal Property Act of the Tennessee Code Annotated as established in the Master Deed establishing a Horizontal Property Regime of record in Book 6162, Page 195, amended in Book 6165, Page 566, and Book 9885, Page 208, together with all amendments thereto and in Plat Book 5200, Page 661, as amended in Book 5800, Page 101, Register's Office for said County, to which plan reference is hereby made or a more complete and accurate description of said Unit.

BILL GARRETT, Davidson County
Trans:T20150023306 DEEDWARRSP
Recvd: 03/31/15 08:59 3 pgs
Fees:18.00 Taxes:222.00
20150331-0027525

BEING the same property conveyed to The Secretary of Housing and Urban Development, by Trustee's Deed dated September 2, 2014, from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No. 20141216-0115067, and further by Trustee's Deed dated October 9, 2014, of record in Instrument No. 20141014-0094455, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record in Book 5200, Page 661, as amended in Book 5800, Page 101, Register's Office for Davidson County, Tennessee;
2) Grant of Transmission Line Easements of record in Book 1181, Page 577, and in Book 1303, Page 21, Register's Office for Davidson County, Tennessee;
3) Right-of-Way Deed of record in Book 1784, Page 279, Register's Office for Davidson County, Tennessee;
4) Agreement to maintain two private roads of record in Book 5945, Page 856, said Register's Office;
5) Deeds of Conveyance to Department of Water and Sewerage Services of record in Book 6303, Page 616, and in Book 6303, Page 621, said Register's Office;
6) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Bianca Square Homeowners Association, Inc., of record in Book 6162, Page 195, and amended in Book 6165, Page 566, and in Book 9885, Page 208, Register's Office for Davidson County, Tennessee;
7) By-Laws of Bianca Square Homeowners Association, Inc., appended to the aforementioned Master Deed, of record in Book 6162, at Page 211, and as amended in Book 6225, Page 906, said Register's Office;
8) Charter of Bianca Square Homeowners Association, Inc., of record in Book 6168, Page 507, said Register's Office; and,
9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: 336 Stewarts Ferry Pike, Nashville, TN 37214.

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.

Witness its hand by its duly authorized officer this 27th day of **March, 2015.**

Secretary of Housing & Urban Development

By: Jennifer Lee
Jennifer Lee, Authorized Agent

STATE OF GA)

COUNTY OF Fulton)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Jennifer Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Secretary of Housing & Urban Development, the within named bargainor, and that he/she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Secretary of Housing & Urban Development by himself/herself as such officer

Witness my hand and official seal at Atlanta (City), GA (State), this 27th day of **March, 2015.**

My Commission Expires: 3/14/17

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

Terri V James
Notary Public