BILL GARRETT, Davidson County
Trans:T20150026474 DEEDWARRSP
Recvd: 04/09/15 10:46 2 pgs
Fees:13.00 Taxes:518.00
20150409-0031231

This Instrument prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Ste. B
Dickson, TN 37055

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Lewis Tyler Nelson	Farmington Mortgage, a division of Capstar Bank	MAP 091 100
5812 Leslie Avenue	2002 Richard Jones Road, Suite 300A	PARCEL 045.00
Nashville, TN 37209	Nashville, TN 37215	FHA Case 483-369492

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Secretary of Housing and Urban Development of Washington, D.C.,**(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Lewis Tyler Nelson and wife, Kate Michael Nelson** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Lying and being in Davidson County, Tennessee, Lot No. 50 on the Plan of Subdivision of Lot Nos. 39 and 40 of the B.F. Cockrill Farm of record in Book 332, Page 41, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Housing and Urban Development of Washington, D.C., by Special Warranty Deed from Bank of America, N.A., dated November 26, 2014, and of record in Instrument Number 20150116-0004917, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Leslie Avenue and Mackie Place.

This property is subject to all matters shown on a plat of record in Book 332, Page 41, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4692, Page 695, in the Register's Office of Davidson County, Tennessee.

This is ()UNIMPROVED (X)IMPROVED property known as 5812 Leslie Avenue, Nashville, TN 37209.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 6th day of April, 2015

The Secretary of Housing and Urban Development

By: Jennifer Lee
Jennifer Lee
As HUD's Designated Agent

Its: _____

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jennifer Lee with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Designated Agent of **The Secretary of Housing and Urban Development of Washington, D.C.**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of APRIL, 2015

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

Notary Public

My Commission Expires: 3/14/17

STATE OF Tennessee
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**.

Affiant

Subscribed and sworn to before me this 7 day of April, 2015

Notary Public

My Commission Expires: 2/19/18

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY