Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075
File No. 05-1502-66502

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 175,100.00

X _____
Affiant

Subscribed and sworn to before me, this 16th day of April, 2015.

_____
Notary Public
My commission expires: 4/17/16

HUTCH HENDERSON NOTARY PUBLIC STATE OF TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Cosmin N. Jipianu 3424 Milbridge Drive Antioch TN 37013	CMG Mortgage, Inc. 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	137-13-0-A-004.00-CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Secretary of Housing and Urban Development, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cosmin N. Jipianu and Cristina M. Negoitescu Jipianu, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BILL GARRETT, Davidson County
Trans:T20150029110 DEEDWARRSP
Recvd: 04/17/15 13:13 2 pgs
Fees:13.00 Taxes:647.87
20150417-0034297

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Section One, Peninsula Point, of record in Book 9700, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Madondo and wife, Sherri Madondo by deed from Jerry Butler Builders, LLC, dated September 26, 2001, recorded October 11, 2001, of record in Instrument No. 20011011-0111244, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to M&T Bank by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated July 13, 2014, recorded July 22, 2014, of record in Instrument No. 20140722-0065177, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Secretary of Housing and Urban Development, his/or her successorss and/or assigns by Special Warranty Deed from M&T Bank, a corporation organized under and by virtue of the laws of the State of New York, dated December 30, 2014, recorded January 15, 2015, of record in Instrument No. 20150115-0004275, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3424 Milbridge Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby

covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 8 day of April, 2015.

The Secretary of Housing and Urban Development,

By: _____

Its: Delegate

STATE OF GA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Duce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and ~~who~~ further acknowledged that he is the Delegate of The Secretary of Housing and Urban Development, Jonathan Duce, the within named bargainor, and that he is authorized by The Secretary of Housing and Urban Development, to execute this instrument on its behalf.

Witness my hand this 9th day of April, 2015.

_____
Notary Public

My Commission expires

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