File No. 2151637

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031547 DEEDWARRSP
Recvd: 04/27/15 09:36 2 pgs
Fees:13.00 Taxes:433.64
20150427-0037252



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2015

Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Solomon Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 W. Northfield Blvd., Suite 2
Murfreesboro, TN 37129
Case # 483-475428

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura England	Guaranty Trust Company	173-05-0A-056.00-CO
(NAME) 1789 Red Jacket Drive	(NAME) 316 Robert Rose Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, it's successors, **The Secretary of Housing and Urban Development**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura England, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 56 (Fifty Six) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, and Amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Donald C. Cerullo, Jr, and Sharlene A. Cerullo, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20060929-0120462 Register's Office for Davidson County, Tennessee, dated September 22, 2006 and recorded on September 29, 2006.

Being the same property further conveyed to Secretary of Housing and Urban Development, his successors and assigns by Substitute Trustee's deed from Rubin Lublin TN, PLLC, Substitute Trustee of record in Instrument No. 20150202-0009664 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on February 02, 2015. See also Appointment of Substitute Trustee filed in Instrument Number 20140616-0052136, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

Subject to all matters shown on the P.U.D. Boundary Plan for Barnes Crossing of record as Instrument Number 20050128-0010427; Master Deed establishing a Horizontal Property Regime of Barnes Crossing of record in Instrument Number 20050721-0084791 and re-recorded in Instrument Number 20050805-0092480, and amended in Instrument Number 20051114-0136938 and further amended in Instrument Number 20071227-0147998; Easement to Metropolitan Government of record in Instrument Number 20050811-0095171 and Instrument Number 20050721-0084791; Grant of Easement of record in Instrument Number 20131021-0109630; Restrictions of record in Book 6791, Page 479, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1789 Red Jacket Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEES that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 20th day of April, 2015.

The Secretary of Housing and Urban Development
By: PEMCO, Ltd.

By: _____

STATE OF GA

COUNTY OF Clayton

On the 20th day of April, 2015, before me, the undersigned Notary Public, of the state and county aforesaid, appeared _____, 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 a authorized signatory of PEMCO, Ltd, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainors, 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 authorized signatory.

Witness my hand and official seal, this the 20th day of April, 2015.

_____
Notary Public

My Commission Expires:

SUKI WILLIAMS
CLAYTON COUNTY GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 20TH 2016

File #: 2151637
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129