4/30

483-268643

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167
File No. 04-1504-55494

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $ 97,500.00

Affiant

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

Notary Public
My commission expires: 5/23/16

Address of New Owner:	Send Tax Bills to:	Tax Information
Sarah N. Mockbee	First Bank	076-05-0-011.00
733 Hidden Hill Drive	318 Seaboard Lane, Suite 205	
Hermitage TN 37076	Franklin, TN 37067	

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 Sarah N. Mockbee, unmarried woman, 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:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Hidden Hill, of record in Book 4860, Page 43, 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 E. Haynes, an unmarried man by deed from Chimene L. Ketchem/formerly known as Chimene L. Osejo and husband, Jerry A. Ketchem, dated May 7, 1999, recorded May 12, 1999, of record in Book 11476, Page 44, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, dated September 18, 2014, recorded March 11, 2015, of record in Instrument No. 20150311-0020631, 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 733 Hidden Hill Drive, Hermitage, TN 37076

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.

BILL GARRETT, Davidson County
Trans:T20150033775 DEEDWARRSP
Recvd: 05/04/15 10:39 2 pgs
Fees:13.00 Taxes:360.75
20150504-0039977

WITNESS my hand this 24th day of April, 2015.

The Secretary of Housing and Urban Development,

By: _____

Its: Delgate

STATE OF GA
COUNTY OF Clayton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Lewis, 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 Delgate of The Secretary of Housing and Urban Development, Pemco, 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 in Atl (city), GA (state), this 24 day of April, 2015.

_____
Notary Public

My Commission expires:

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