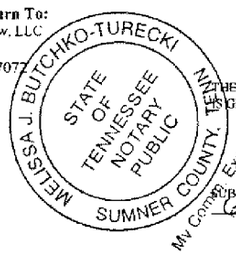
Davidson County DEEDWARRSP
Recvd: 05/06/15 16:09 4 pgs
Fees:23.00 Taxes:462.50
20150506-0041553

5/6

83-454744

Prepared By & Return To:
Lakeside Title & Escrow, LLC
854 Wren Road
Goodlettsville, TN 37072
15-1347



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY of May 2015

Notary Public

Commission Expiration: 8-27-18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Vonda Sparks 515 Yellowstone Court Antioch, TN 37013	SAME	175-04-A-86

SPECIAL WARRANTY DEED

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, WE,

Secretary of Housing and Urban Development of Washington D.C.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vonda Sparks

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

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **515 Yellowstone Court Antioch, TN 37013**

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 1st day of May, 2015.

Secretary of Housing and Urban Development of Washington D.C.

By: Smith Davis

STATE OF GA)
COUNTY OF Clayton) ss.

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Smith Davis with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Delegate of **Secretary of Housing and Urban Development of Washington D.C.,** the within named bargainor, a corporation, and that he/she as such Delegate, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Delegate.

Witness my hand and official seal at office this 1st day of May, 2015.

Notary Public

Commission Expiration:_____
(SEAL)

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

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Property known as 515 Yellowstone Court Antioch, TN 37013, County of Davidson

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: A CERTAIN TRACT OR PARCEL OF LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: BEING LOT NO. 20-B OF PARK PLACE, PHASE TWO, AS SHOWN ON THE AMENDMENT TO MASTER DEED ESTABLISHING THE PARK PLACE SUBDIVISION, A PLANNED UNIT DEVELOPMENT AND A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) EXHIBIT E, OF RECORD IN INSTRUMENT 20030915-0134956 (FORMERLY LOT 20 OF PARK PLACE, PHASE TWO ON PLAT OF, RECORD IN INSTRUMENT NUMBER 20020530-0065765), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID MASTER DEED OF WHICH IS OF RECORD IN INSTRUMENT NUMBER 20010214-0014161, WHICH WAS RE-RECORDED IN INSTRUMENT NUMBER 20010702-0069590; AMENDED IN INSTRUMENT NUMBER 20011019-0114191, RE-RECORDED IN INSTRUMENT NUMBER 20011212-0136927, AMENDED IN INSTRUMENT NUMBER 20030710-0095634, AND RE-RECORDED IN INSTRUMENT NUMBER 20030915-0134956, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

Being the same property conveyed to Rebecca A. Hawk, a single woman and Deborah F. Bell, a single woman by Deed from Rebecca A. Hawk, a single woman dated 02/03/09 of record in Instrument No.20090217-0013059, said Register's Office.

Being the same property conveyed to Secretary of Housing and Urban Development of Washington D.C. by Deed from Flagstar Bank, FSB dated 01/06/15 filed of record in Instrument No. 20150227-0016916, said Register's Office.

Tax Map and Parcel ID is as follows 175-04-A-86

True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

