BILL GARRETT, Davidson County
Trans:T20150038458 DEEDWARRSP
Recvd: 05/18/15 14:12 2 pgs
Fees:13.00 Taxes:337.07
20150518-0045578

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $91,099.00

Emily G. Scott
Affiant

Subscribed and sworn to before me, this 14th day of May, 2015.

Notary Public
My commission expires: 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Case No. 483-390266
02-1504-49454

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily G. Scott 70 Jay Street Nashville TN 37210	New owner	119-06-0-170.00

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, **Secretary of Housing and Urban Development, Washington, D.C.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emily G. Scott**, 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. 14, on the Plan of Sterling Heights, Section Two, of record in Book 1424, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leila Grossman by Warranty Deed from Christine Wood n/k/a Christine Chandler, dated October 25, 2004, recorded October 27, 2004, of record in Instrument No. 20041027-0129144, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated May 28, 2014, recorded January 16, 2015, of record in Instrument No. 20150116-0005054, 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 70 Jay Street, Nashville, TN 37210

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 12 day of May, 2015.

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of Ofori & Associates, PC, Asset Manager of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43, 171 (July 26, 2005).

The Secretary of Housing and Urban Development, Washington, D.C., and/or his/her successors and/or assigns
By: Ofori & Associates, PC

By: Jennifer Lee
Authorized Signatory

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Lee, with whom I am personally acquainted, or proved to me on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be a authorized signatory of Ofori & Associates, PC, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainor, 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 an authorized signatory.

Witness my hand in office, this 12 day of May, 2015.

OFFICIAL SEAL
JODI M. BROUSSARD
Notary Public, Georgia
COBB COUNTY
My Commission Expires
NOVEMBER 13, 2015

Jodi M. Broussard
Notary Public

My Commission expires 11-13-15