7/31

483-371364

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074569**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $167,300.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2015. Notary Public My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150063229 DEEDWARR
Recvd: 07/31/15 13:54 2 pgs
Fees:13.00 Taxes:619.01
20150731-0075880

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nguyen Hanh Le 8405 CHARBAY CIR Brentwood TN 37027-8380	New Owner	Tax Parcel ID No. 181140A13500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Secretary of Housing and Urban Development** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nguyen Hanh Le and Khang B. Pham, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 189 on the Plan of the Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental declaration to declaration of protective covenants, conditions and restrictions and easements for The Villas at Concord Place of record in Instrument Number 20060731-0092350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Trevor Corneal by Warranty Deed recorded March 20, 2007, as Instrument No. 20070320-0033689, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, recorded on the 22nd day of May, 2015 in Instrument No. 20150522-0047647, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAS AT CONCORD PLACE, PHASE 3, as recorded in Instrument No. 20060731-0092350.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument Nos. 20050922-0114218, 20060731-0092350 and 20061228-0160255.

Charter of Villas at Concord Place Homeowners Association, Inc., recorded at Instrument No. 20081219-0121383.

Easement recorded in Instrument Nos. 20050505-0050659 and 20051219-0151949.

Deed to Homeowners Association for Common Areas recorded at Instrument No. 20071129-0138690.

This is improved property located at 8405 CHARBAY CIR Brentwood TN 37027-8380

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2015.

The ~~Secretary of~~ Housing and Urban Development

By: Jonathan Quad

Its: Delegate

The Secretary of Housing and Urban Development of Washington, D.C.
and/or his/her successors and/or assigns
by: PEMCO ~~Limited~~

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 Quad, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be an authorized signatory of PEMCO Limited, 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, at office, this 27th day of July, 2015.

Notary Public

My Commission Expires: _____

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