SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 08/11/15 10:45 2 pgs
Fees:13.00 Taxes:240.50
20150811-0080256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
NAT-153561 Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

Case # 483-312709 FTE file # NAT-153561

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Luis Angel Cordova-Martinez, a married man	Luis Angel Cordova-Martinez	120 02 0 015.00
(NAME)	(NAME)	
1314 Kermit Dr	5413 Hickory Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Secretary of Housing and Urban Development, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Luis Angel Cordova-Martinez and wife, Monica A. Tamayo-Soria, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Being Lot Number 126 on the Plan of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald L. Kramer, Jr., an unmarried man and Ronald L. Kramer, Sr. and wife, Marianne Kramer, as joint tenants with right of survivorship by Warranty Deed from Terry Holleman and J. C. Kyle dated October 10, 2002 and recorded October 14, 2002 in Instrument No. 20021014-0125772, in said 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, Successor Trustee dated May 7, 2013 and recorded June 22, 2015 in Instrument No. 201506220059717, pursuant for a foreclosed Deed of Trust dated October 10, 2002 and recorded October 14, 2002 in Instrument No. 20021014-0125773 by Ronald L. Kramer, Jr., Ronald L. Kramer, Sr. and Marianne Kramer, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1314 Kermit Dr, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

In Witness Whereof the undersigned has set his/her hand and seal as a principal an/dor 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. 4837-D-57 (Jly 25, 2005).

Witness our hands this 6 day of August, 2015.

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

By: _____
Its: Authorized Signatory

STATE OF Georgia

County OF Fulton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Lee, 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 the authorized signatory of Ofori & Associates, PC said company being an authorized signatory for the Secretary of Housing and Urban Developement, 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 athe name of the professional corporation by himself/herself as an authorized signatory and for said professional corporation on behalf of Secretary of Housing and Urban Development.

Witness my hand and official seal, this the 6th of August, 2015.

_____
Notary Public

My Commission Expires: 3/14/17

TERRI V JAMES
NOTARY PUBLIC
DEKALB CO. GEORGIA
MY COMMISSION EXPIRES
MAR 14 2017

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-20-2018

Shelly M Smith