BILL GARRETT, Davidson County
Trans:T20150071939 DEEDWARR
Recvd: 08/25/15 11:34 2 pgs
Fees:13.00 Taxes:409.15

20150825-0085820

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $110,581.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of August, 2015.

NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
High Flight Properties, LLC	SAME AS NEW OWNER	053060B02500CO
(NAME)	(NAME)	
138 Allen Drive		FHA Case # 483-201555
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Secretary of Housing & Urban Development,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **High Flight Properties, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 161, on the Plan of Phase 2, Waterford Subdivision, of record in Plat Book 7900, pages 412 and 413, Register's Office for Davidson County, Tennessee, to which plat reference is hereby mase for a more complete description.

Being the same property conveyed to the Secretary of Housing and Urban Development by deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20150312-0021414, Register's Office of Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 1801 Merritt Street, Old Hickory, TN 37138

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject

to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

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. 4837-D-57 (July 25, 2005).

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 GA
County of Fulton

On the 19 day of August, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee 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 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 professional corporation by himself/herself as an authorized signatory and for said professional corporation on behalf of the **Secretary of Housing and Urban Development**.

_____
Notary Public
My Commission Expires: 3/14/17

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

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122