8/27 *

BILL GARRETT, Davidson County
Trans:T20150074046 DEEDWARRSP
Recvd: 08/31/15 15:44 2 pgs
Fees:13.00 Taxes:290.32

20150831-0088351

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $78,465.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2015.

Notary Public
My commission expires:

04-1507-55661

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marcie T. Biggs	Magna Bank	073-07-0-238.00
2419 Robbie Court	P. O. Box 17257	
Nashville TN 37214	Memphis, TN 38187-0257	

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 & Urban Development, Washington, D.C.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marcie T. Biggs, an unmarried woman** , 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. 25B, on the Plan of Zone Lot Division of Lots 22 through 26, 38 and 39 (Section 4), and Lots 41 through 43 (Section 3), Cabin Hill Subdivision, of record in Book 5200, Page 795, as amended in Book 6250, Page 523, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amie M. Steed by Warranty Deed from Rose Johnson and husband, Lawrence Johnson, dated April 27, 2004, recorded May 5, 2004, of record in Instrument No. 20040505-0051069, as corrected by Scrivener's Affidavit of record in Instrument No. 20040914-0110639, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tennessee Housing Developing Agency by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated March 2, 2015, recorded March 3, 2015, of record in Instrument No. 20150303-0018369, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Secretary of Housing & Urban Development, Washington, D.C. by Special Warranty Deed from Tennessee Housing Developing Agency, dated May 20, 2015, recorded June 3, 2015, of record in Instrument No. 20150603-0051594, 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 2419 Robbie Court, Nashville, TN 37214.

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 27th day of August, 2015.

Secretary of Housing & Urban Development, Washington, D.C.

By: _____

Name: Jonathan Quao

Title: Closing Delgate

STATE OF GA

COUNTY OF DeKALB

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Quao **(name)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Closing Delgate **(title)** of **Secretary of Housing & Urban Development, Washington, D.C.**, the within named bargainor, and that he/she is authorized by **Secretary of Housing & Urban Development, Washington, D.C.**, to execute this instrument on its behalf.

Witness my hand in Atlanta (city), GA (state), this 27th day of August, 2015.

_____
Notary Public

My Commission expires: _____

Luiz Felipe Albuquerque
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires March 22, 2019