9/8
487-467295

This Instrument prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Ste. B
Dickson, TN 37055

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Alpeshkumar K. Patel	TriStar Bank	MAP 148 03 0
~~161 Luna Drive~~ 1664 Antioch Pike	719 E. College Street	PARCEL 124.00
~~Nashville, TN 37211~~ Antioch TN 37013	Dickson, TN 37055	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Secretary of Housing and Urban Development**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Alpeshkumar K. Patel and wife, Kaminiben A. Patel** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Lying and being in Davidson County, Tennessee, and being Lot No. 626 on the Plan of Cherokee Hills, Section VI, of record in Book 3842, Page 15, in the Register's Office of Davidson County, Tennessee. Said Lot No. 626 fronts 70.0 feet on the Southwesterly side of Lunda Drive and runs back between lines 174.0 feet on the Southeasterly side and 186.0 feet on the Northwesterly side to a line in the rear on which it measures 71.0 feet.

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Kristin A. Camp, Attorney, Wilson & Associates, PLLC, dated June 12, 2014, and of record in Instrument Number 20150604-0052523, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Luna Drive.

This property is subject to restrictions of record in Book 3929, Page 236, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters shown on a plat of record in Book 3842, Page 15, in the Register's Office of Davidson County, Tennessee.

This property is subject to the Charter for Cherokee Hills Associates, LLC, of record in Book 10570, Page 550, in the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150076716 DEEDWARRSP
Recvd: 09/09/15 11:58 2 pgs
Fees:13.00 Taxes:410.70
20150909-0091587

This is ()UNIMPROVED (X)IMPROVED property known as 161 Luna Drive, Nashville, TN 37211.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 2nd day of Sept, 15.

The Secretary of Housing and Urban Development

By: _____

Its: Delgate

STATE OF GA
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jonathan Quao with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Delgate of **The Secretary of Housing and Urban Development**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of September, 2015.

_____
Notary Public

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

My Commission Expires:

STATE OF Tenn.
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $111,000.00.

_____
Affiant

Subscribed and sworn to before me this 8 day of Sept 2015.

_____
Notary Public

My Commission Expires: 2/12/18

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY