BILL GARRETT, Davidson County
Trans:T20150086994 DEEDWARRSP
Recvd: 10/13/15 10:07 3 pgs
Fees:18.00 Taxes:429.20
20151013-0103943

NEW OWNER:

Jake Szenderski
301 Canberra Court
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

Map 097
Group 08-0
Parcel 043.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN37087
FILE NO: 15-0821

Case # 483-428766
Closing Date: 10/09/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixteen Thousand and 00/100 Dollars ($116,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JAKE SZENDERSKI** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Wilson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 234 on the plan of Lake Park, Section 6, and of record in Plat Book 4885, Page 176, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to The Secretary of Housing and Urban Development, by Special Warranty Deed from Fifth Third Mortgage Company, dated May 14, 2015, and of record in Instrument No. 20150619-0057454, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 301 Canberra Court, Lebanon, Tennessee 37090.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Grantee, her successors and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any. All improvements on the property are accepted "**AS**

IS" by Grantee. Grantee expressly waives any and all such warranties, whether expressed or implied, including without limitation any warranties regarding hazardous or toxic substances, and the habitability or fitness of the property for any particular use or purpose.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 8th day of October, 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: Ameer Drake
Authorized Signatory

STATE OF GEORGIA
COUNTY OF FULTON

On the 8th day of October, 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Ameer Drake 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 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 corporation by himself/herself as an authorized signatory.

WITNESS my hand and official seal at office, this 8th day of October, 2015.

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

Terri V James
NOTARY PUBLIC

My commission expires: 3/14/17

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The actual consideration or value, whichever is greater, for this transfer is **$116,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of October, 2015.

Andrea R. Bishop
NOTARY PUBLIC

ANDREA R. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

My commission expires: 3/20/18