Prepared by and return to:
Lakeside Title & Escrow, LLC
854 Wren Road
Goodlettsville, TN 37072
15-2047TN
483-336170

Davidson County DEEDWARRSP
Recvd: 10/14/15 11:12 3 pgs
Fees:18.00 Taxes:592.00
20151014-0104495

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
Luciana Aliaga Montalvo 4618 Grinstead Place Nashville, TN 37216	Luciana Aliaga Montalvo 4618 Grinstead Place Nashville, TN 37216	06103006400

Special Warranty Deed

THIS INDENTURE made and entered into as of the 13th day of October, 2015, by and between **Secretary of Housing and Urban Development**, hereinafter referred to as Grantor, and **Luciana Aliaga Montalvo unmarried**, their heirs and assigns, hereinafter referred to as Grantee.

WITNESSETH: That for an in consideration of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby transfer and convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **Davidson,** State of Tennessee:

Land in Davidison County Tennesse, being Lot 18 and 19, Block K, on the Plan of Broadmore, Section 2, as shown on the plat of record in Plat Book 547, Page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed toThe Secretary of Housing and Urban Development of Washington, D.C.by deed from Midfirst Bank dated September 8, 2014, recorded May 15, 2015 in Instrument No. 20150515-0044729.

Tax Map and Parcel ID is as follows 06103006400

Commonly known as: **4618 Grinstead Place, Nashville, TN 37216**

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) their successors and assigns, forever, and GRANTOR(S) does hereby covenant with the said GRANTEE(S) that Grantor(s) 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; and Grantor does further covenant and bind itself, it successors and representatives, to warrant and forever defend the title to said land to said Grantee(s), their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor(s), but not otherwise.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or charter expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

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).

Signed, sealed and delivered in the presence of:

_____

_____

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

Its: 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 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**.

My Commission Expires: 3/14/17

Notary Public

State of **Tennessee**
County of Davidson

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$160,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 13th day of October, 2015.

My Commission Expires: 1-5-2016

Rita B Mitchell (Seal)
Notary Public

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

