BILL GARRETT, Davidson County
Trans:T20150104216 DEEDWARRSP
Recvd: 12/10/15 08:42 2 pgs
Fees:12.00 Taxes:0.00
20151210-0124133

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
WSC #1779-117491-FC

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of February, 2015 by and between Matrix Financial Services Corporation, hereinafter called Grantor, and, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, DC, his successors and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit: A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 2 on the Map of Sequoia Valley Subdivision, Section 2, as of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee. BEGINNING at a point on the southeasterly margin of Cheyenne Boulevard which is a common corner of Lots Nos. 1 and 2; thence in a southeasterly direction along the line between said Lots, 181.1 feet to a point; thence northeasterly 135.0 feet to a point on the southwesterly margin of Apache Lane; thence northwesterly along said margin 150.4 feet to a point; thence southwesterly around a curve 38.73 feet to a point on the southeasterly margin of Cheyenne Boulevard; thence southwesterly along said margin 95.6 feet to a point of beginning. This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property.

Being the same property conveyed by Substitute Trustee's Deed of record in Register's Instrument No. 20150120-0005166 Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named entity grantor has caused this instrument to be executed by and through its duly authorized officers, this 10th day of February, 2015.

Matrix Financial Services Corporation
By Selene Finance LP, as Attorney-in-fact

BY: Susan Steiner
Susan Steiner
Foreclosure Manager

STATE OF FL
COUNTY OF Duval

Before me, the undersigned Notary Public in and for said County and State, personally appeared Susan Steiner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged such person to be the Foreclosure Manager, of Selene Finance LP, and that for and on behalf of said entity and as its act and deed as attorney in fact for Matrix Financial Services Corporation, and that in said representative capacity, executed the foregoing instrument after first having been duly authorized so to do.

Witness my hand and Official Seal at office this 10th day of February, 2015.

Saundra L Reed
Notary Public

My Commission Expires:
January 20, 2018

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Property Address: 1337 Cheyenne Boulevard, Madison, TN 37115
Parcel # 053.09-0-020.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to:
Department of HUD
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108-1837

SAUNDRA L. REED
MY COMMISSION # FF 84293
EXPIRES: January 20, 2018
Bonded Thru Piehard Insurance Agency

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value,
whichever is greater, for this transfer is $****EXEMPT****

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 2015.

Kimberly Teague
Notary Public
My Commission Expires: 5-7-2018

KIMBERLY TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

Special Warranty Deed/Joseph Walker