Davidson County	DEEDWARRSP
Recvd: 02/12/16 10:42	3 pgs
Fees:18.00 Taxes:573.50	
20160212-0013738	

PREPARED BY:
Ally Title
310 Billingsly Court
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $155,000.00

Affiant

Subscribed and sworn to before me, this 10 day of January, 2016.

Notary Public
My commission expires: 1/26/2020

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FHA 483-479336

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Q. Lacy 2544 Johnson Ridge Road Antioch, TN 37013	New Owner	149 06 0 140.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, The Secretary of Housing and Urban Development, his/her successors and/or assigns, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Ryan Q. Lacy, hereinafter called the Grantee, his 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. 40 on the Final Plat of Oakwood Subdivision, Section 1, Phase 6, as of record in Book 7900, Page 419, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to the Secretary of Housing and Urban Development, its successors and assigns, by Trustee's Deed dated 12/22/2014 and recorded as Instrument No. 20150817-0082379, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gertrude Anita Vereen and Aubrey Montgomery by Deed recorded December 30, 2011, as Instrument No. 20111230-0102091, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record, and encumbrances of record in the Register's Office for said County.

This property is improved property known as 2544 Johnson Ridge Road, Antioch, TN 37013.

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.

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 5th day of January, 2016.

The Secretary of Housing and Urban Development

By: Ameer Drake

Its: Authorized Signatory

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Ameer Drake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Authorized Signatory of The Secretary of Housing and Urban Development and that (s)he is authorized by The Secretary of Housing and Urban Development to execute this instrument on its behalf by his/herself as such January 6, 2016.

Witness my hand at office in Atlanta GA, this 5 day of JAN, 2016.

NOTARY PUBLIC

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

My commission expires: 3/14/17

True Copy Certification

I, Charles A. Sullivant, Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

