3/31

BILL GARRETT, Davidson County
Trans:T20160023662 DEEDWARRSP
Recvd: 03/23/16 13:21 2 pgs
Fees:13.00 Taxes:288.60
20160323-0027536

This instrument prepared by

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FHA CASE #483-261158

STATE OF TN,
COUNTY OF Wilson

The actual consideration or value, whichever is greater, is $78,000.00.

Affiant

Subscribed and sworn to before me this 21st day of March, 2016.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner
Francisco Loza and
Adriana Loza
1450 E. Cedar Lane
Madison, TN 37115

Send Tax Bills to:
SAME AS NEW OWNER

Map & Parcel
053090A02200CO

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 which is hereby acknowledged, the **Secretary of Housing and Urban Development, his successor or assigns**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Francisco Loza and Adriana Loza, husband and wife**, hereinafter called the Grantee, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1450 of Neely's Bend Villas, as of record in Book 5200, Page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to the Secretary of Housing and Urban Development, his successors and assigns by deed from Tennessee Housing Development Agency, of record in Instrument No. 20151116-0115850, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This conveyance is subject to taxes for the year 2016 and subsequent years.

This is improved property known as 1450 E. Cedar Lane, Madison, TN 37115.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, 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; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this ___ day of March, 2016.

Signed, sealed and delivered in the presence of:

X

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: PEMCO Ltd.

By: _____
Authorized Signatory

State of GA
County of DeKalb

On the 7th day of March, 2016, before me the undersigned Notary Public of the State and County aforesaid, appeared _____ 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 PEMCO Ltd., 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.

My Commission Expires: _____

Notary Public

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