THIS INSTRUMENT PREPARED BY:
Richard B. Maner, P.C.
5775 Glenridge Dr., Bldg D, Ste 100
Atlanta, GA 30328
Loan #:303369
Our File #:FC15-036

BILL GARRETT, Davidson County
Trans:T20160037469 DEEDWARRSP
Recvd: 05/05/16 12:21 3 pgs
Fees:17.00 Taxes:0.00
20160505-0044584

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21st day of August, 2015, by and between Stonegate Mortgage Corporation, hereinafter called Grantor, and, **Secretary of Housing And Urban Development, its 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:

Land in Davidson County, Tennessee, being all of Lot No. 305 on the Final Plat, Section Four, Oak Highlands a Planned Unit Development, as shown on plan filed of record in Instrument No. 20040128-0010661, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donna D. Gallien, married by Warranty Deed from Timothy J. Cooper and wife, Laurie E. Cooper dated May 27, 2011, and filed of record in Instrument No. 20110603-0042851 in the Register's Office for Davidson County, Tennessee.

A.P.N.: 173-04-0A-335.00

This sale shall be made subject to the right of redemption in favor of the United States of America to redeem the property for a period of one year from the date of sale pursuant to 28 U.S.C. Section 2410 (c), which right of redemption arises because the United States of America is the holder of that certain Deed to Secure Debt from Donna D. Gallien to the United States of America, dated December 3, 2013, recorded in Instrument Number 20140304-0017825, Register of Deeds office of Davidson County, Tennessee.

Being the same property conveyed by Substitute Trustee's Deed of record at Instrument Number 20150818-0082936 in the Register's Office of Davidson County, Tennessee.

TO HAVE AN TO HOLD the above-referenced 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 undersigned has caused this instrument to be executed by and through its duly authorized officers, this 21st day of August, 2015.

Stonegate Mortgage Corporation

BY: _____

Title: VP

STATE OF Ohio

COUNTY OF Richland

Before me, the undersigned notary public of the state and county aforesaid, personally appeared John Swain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VP (signor authorized to execute the instrument) of Stonegate Mortgage Corporation, who executed the foregoing instrument for Stonegate Mortgage Corporation, as attorney in fact, and acknowledged that he/she executed the same as the free act and deed for Stonegate Mortgage Corporation the within-named bargainer.

Witness my hand and seal at office in Mansfield (city), Ohio (state), this 21st day of August, 2015.

_____
Notary Public

My Commission Expires: May 22, 2017

NOTARIAL SEAL STATE OF OHIO

BRANDY M BREWER
Notary Public, State of Ohio
My Commission expires May 22, 2017

FORM FOR OATH

The actual consideration, or value for this transfer, whichever is greater, is $0.00.

Kathy McCrary
Affiant

Subscribed and sworn to before me this 26 day of April, 2016.

Notary Public: _____

My commission expires: _____

JANAINE JOHNSTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 1, 2019
CHEROKEE COUNTY, GEORGIA

ADDRESS NEW OWNER
Secretary of Housing And Urban Development, its successors and assigns
235 Cumberland Bend Suite 200
Nashville, TN 37228-1803

SEND TAX BILLS TO:
Secretary of Housing And Urban Development, its successors and assigns
235 Cumberland Bend Suite 200
Nashville, TN 37228-1803

MAP/PARCEL NOS.
Map 173-04-0A-335.00
Parcel 173-04-0A-335.00