BILL GARRETT, Davidson County
Trans:T20160042083 DEEDWARRSP
Recvd: 05/19/16 10:16 3 pgs
Fees:18.00 Taxes:543.90
20160519-0050113

Prepared by and return to:
Lakeside Title & Escrow, LLC
854 Wren Road
Goodlettsville, TN 37072
16-1284TN-CD

Special Warranty Deed

THIS INDENTURE made and entered into as of the 12th day of May, 2016, by and between **Secretary of Housing and Urban Development**, hereinafter referred to as Grantor, and **Tewodros Tashu, a married man**, 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:

SEE ATTACHED EXHIBIT A

Commonly known as: **254 Bell Road, Nashville, TN 37217**

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.

WITNESS, the signatures of the Grantor (or caused its-corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Secretary of Housing and Urban Development

By:_____

STATE OF GA }
COUNTY OF Cobb } ss.

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the delegate of Secretary of Housing and Urban Development the within named bargainor, a corporation, and that he/she as such delegate being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as delegate.

Witness my hand and official seal at office this 13 day of May 2016.

SHARON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019

Notary Public

Commission Expiration: _____
(SEAL)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $147,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 13 day of May 2016

Notary Public
Commission Expires: 3-31-2020

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

Address of New Owner:
Tewodros Tashu
254 Bell Road
Nashville, TN 37217

Send Tax Bills To:
Tewodros Tashu
254 Bell Road
Nashville, TN 37217

Map/Parcel Numbers:
15001000400

EXHIBIT A
Legal Description

Property known as 254 Bell Rd. Nashville, TN 37217, County of Davidson

Land in Davidson County, Tennessee, being Lot Number 273 on the Plan of Section One, Edge-O-Lake Estates, as of record in Plat Book 3600, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Colette Shumate and Sean Roytel Shumate, wife and husband, by deed from Shirley Ann Wright, Jerry Lawrence McCulloch, Kathy L. Herrin and Luwanna Adkisson dated 08/11/10, filed of record 08/18/10 in Instrument No. 20100818-0065248.

Being the same property conveyed to The Secretary of Housing and Urban Development by deed from Lakeview Loan Servicing, LLC dated 10/19/2015, recorded 2/17/2016 filed of record in Instrument No. 20160217-0015223, said Register's Office.

Tax Map and Parcel ID is as follows 15001000400