Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by:
BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	465 Roger Williams Avenue Nashville, TN 37207	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road, Suite 310 Atlanta, GA 30341	Secretary of Housing and Urban Development C/O Information Systems Networks Corp. 2401 NW 23rd Street, Suite 1D Oklahoma City, OK 73107 Tax Parcel ID #:07102018000

BILL GARRETT, Davidson County
Trans:T20160073558 DEEDWARRSP
Recvd: 08/23/16 14:15 3 pgs
Fees:17.00 Taxes:0.00
20160823-0088177

Grantor(s):	Grantee(s):
Regions Bank Successor By Merger With Regions Mortgage, Inc. (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.)	**Secretary of Housing and Urban Development, Washington, D.C. its successors and assigns**

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of John J. Rucker's Subdivision on Lot No. 8 in the Second Plan of Brooklyn, as shown on plat of record in Plat Book 332, Page 157, in the Register's Office for Davidson County, TN.

Said Lot No. 38 fronts 50 feet on the northerly side of Roger Williams Avenue and extends back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Damon Stevenson and wife, Delores J. Stevenson by deed of record in Book 3949, page 849, recorded 10/22/1965, Register's Office for Davidson County, TN. The said Damon Stevenson, having since died on 10-27-1999, thereby vesting title in Delores J. Stevenson as surviving spouse. Subsequently conveyed to Regions Bank successor by merger with Regions Mortgage, Inc by Substitute Trustee's Deed recorded in Instrument No. 201409030080200 in the Office of the Register of Deeds for Davidson County, State of Tennessee.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds in Instrument 201409030080200.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal this 9TH day of AUGUST, 2016.

Regions Bank Successor By Merger With
Regions Mortgage, Inc.

DEBORAH L. FLY (Printed Name)

VICE PRESIDENT (Title)

STATE OF TENNESSEE }
}
COUNTY OF SHELBY }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared DEBORAH L. FLY (officer), 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 VICE PRESIDENT (title) (or other officer authorized to execute the instrument) of Regions Bank Successor By Merger With Regions Mortgage, Inc., the within named bargainor, a corporation, and that such VICE PRES. (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT (title)

Witness my hand and seal of office this 9TH day of AUGUST, 2016.

Notary-Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 16, 2018

PAULA SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires Sept. 16, 2018

14-08112

STATE OF TENNESSEE }
}
COUNTY OF SHELBY }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $61,814.88. **(Tax Exempt – Vesting into Government Entity – Secretary of Housing and Urban Development)**

Affiant 8/9/16

STATE OF TENNESSEE }
}
COUNTY OF SHELBY }

Sworn to and Subscribed before me this 9TH day of AUGUST, 2016.

Notary-Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 16, 2018

PAULA SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires Sept. 16, 2018

14-08112