Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

HUD Case #483-356228

Davidson County DEEDWARRSP
Recvd: 09/19/16 10:19 3 pgs
Fees:18.00 Taxes:595.70
20160919-0098061

05-1608-66972

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Reeves	Caliber Home Loans	142-05-0-D-059.00 CO
985 Todd Preis Drive	1015 Hanson Court, Suite 104	
Nashville TN 37221	Murfreesboro, TN 37129	

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Secretary of Housing and Urban Development**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Reeves, a single person**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. M-405, on the Plan of Phase One, Section Four, River Plantation Condominium Apartments, of record in Book 4860, Pages 17, 18, and 19, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, Page 440; as amended in Book 4956, Page 756; Instrument No. 20050128-0010626; and Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to Kelly P. Herndon and Albert B. Herndon, III and Nancy R. Herndon by deed from Joyce D. K. Essien and Ekan Iwok Essien and Julia E. Essien, dated June 9, 2005, recorded June 29, 2005, of record in Instrument No. 20050629-0074757, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wells Fargo Bank, NA by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee, dated October 16, 2015, recorded October 16, 2015, of record in Instrument No. 20151016-0105451, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Secretary of Housing and Urban Development by Special Warranty Deed from Wells Fargo Bank, NA, dated October 20, 2015, recorded May 6, 2016, of record in Instrument No. 20160506-0045204, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 985 Todd Preis Drive, Nashville, TN 37221.

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.

Wherever used, 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 13th day of September, 2016.

Secretary of the Department of Housing and
Urban Development and/or his/her successors
and/or assigned
Contractor for DU2043A-16-D-01

By: For HUD by Q Integrated Companies, Project Manager
its: Authorized Agent
RON HUTCHISON, Project Manager

STATE OF Tennessee

COUNTY OF Davidson

On the ~~15th~~ 13th day of September, 2016, before me, the undersigned, a Notary Public in and for said county and state, appeared RON HUTCHISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an authorized signatory of Q Integrated Companies said company being an authorized signatory for the Secretary of the Department 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 for the purposes therein contained by signing the name of the professional corporation by himself/herself as an authorized signatory and for said professional corporation on behalf of the Secretary of the Department of Housing and Urban Development.

Notary Public

DEBBIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $161,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th Day of September, 2016.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

My commission expires:

True Copy Certification

I, **Rachelle Caudill**, 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 SUMNER

Personally appeared before me, **Hutch Henderson**, a notary public for this county and state, **Rachelle Caudill** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020