(PHELPS, ADA)
This instrument prepared by:
ATTORNEY
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 043 09 0 378.00 (IMPROVED)
302 CUMBERLAND AVE
MADISON, TENNESSEE 37115
PARCEL ID: 043 09 0 159.00 (UNIMPROVED)
304 CUMBERLAND AVE
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT
C/O MCB Oklahoma MCM Office
4400 Will Rogers Pkwy, Suite 300
Oklahoma City, OK 73108

BILL GARRETT, Davidson County
Trans:T20170002708 DEEDWARR
Recvd: 01/11/17 08:18 2 pgs
Fees:12.00 Taxes:0.00
20170111-0003023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, the other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **TENNESSEE HOUSING DEVELOPMENT AGENCY**, has bargained and sold and does hereby transfer and convey unto the **SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his** successors and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE EASTERLY HALF OF LOT NO. 35, OF BLOCK "C" ON THE MAP OF WOODLAWN ESTATES, OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT 35 FRONTS 50.5 FEET ON THE SOUTHERLY SIDE OF CUMBERLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE AND THE WESTERLY 41 FEET OF LOT 34 OF BLOCK "C" ON THE MAP OF WOODLAWN ESTATES, OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT 34 FRONTS 41 FEET ON THE SOUTHERLY SIDE OF CUMBERLAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

BEING CONVEYED TO TENNESSEE HOUSING DEVELOPMENT AGENCY, BY SUBSTITUTE TRUSTEE'S DEED, OF RECORD IN INSTRUMENT NO. 20151104-0112296, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 302 CUMBERLAND AVE, MADISON, TENNESSEE 37115 AND UNIMPROVED PROPERTY KNOWN AS 304 CUMBERLAND AVE, MADISON, TENNESSEE 37115.

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, his successors and assigns forever.

AND the Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

TENNESSEE HOUSING DEVELOPMENT AGENCY, further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 18 day of November, 2015

TENNESSEE HOUSING DEVELOPMENT AGENCY, BY AND THROUGH ITS SERVICER AND AUTHORIZED AGENT, U.S. BANK NATIONAL ASSOCIATION

BY: Angela M Ward

Title: Angela M. Ward, Officer

STATE OF **KENTUCKY**
COUNTY OF **DAVIESS**

Before me a Notary Public, in and for said state and county, personally appeared **Angela M. Ward,** with whom I am personally acquainted, and who upon oath acknowledged himself/ herself to be the **Officer**, of **U.S. BANK NATIONAL ASSOCIATION, SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY,** the within named bargainer, a corporation, and that he/she as such **Officer,** 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 **Officer** of **U.S. BANK NATIONAL ASSOCIATION, SERVICER AND AUTHORIZED AGENT FOR TENNESSEE HOUSING DEVELOPMENT AGENCY.**

WITNESS, my hand and Official Seal at office this 18 Day of November, 2015.

Lorrie Moore
Notary Public, State at Large

OFFICIAL SEAL
LORRIE MOORE
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 4-16-2019
ID # 532173

My commission expires: 4-16-19

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is **$79,920.00.**
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT IS A TAX EXEMPT AGENCY.

Affiant

Subscribed and sworn to before me, this the 24th day of Nov., 2015.

Sarah Pavlik
Notary Public

My Commission Expires: _____

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203

SARAH PAVLIK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 8, 2019