Bill Garrett Davidson County
Batch# 56156 DEEDWARR
02/07/2018 12:07:27 PM 2 pgs
Fees: $13.00 Taxes: $394.05
20180207-0012356

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
25th day of January, 2018

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua W Scurlock 915 31st Ave N Nashville, TN 37209	new owner	092-05-0-233.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

US Department of Housing and Urban Development

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua W Scurlock, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lots 13 and 14, of Block 27, FISK UNIVERSITY PLACE Subdivision, as shown on plat of record in Plat Book 421, Page 4, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to, William Hill, by Warranty Deed from Alleen E. Pennington, A/k/A Aleen E. Hill, of record in Book 3834, Page 341 in the Register's Office of Davidson County, Tennessee, dated November 13, 1964 and recorded on November 20, 1964.

Being the same property conveyed to, Lizzie Hill Bell and husband, Howard Bell, as joint tenants with a right of survivorship, by Quit Claim Deed from Lizzie Hill Bell, of record in Instrument No. 20030204-0015042, in the Register's Office of Davidson County, Tennessee, dated February 04, 2003 and recorded on February 04, 2003.

Being the same property conveyed to, Howard Bell and wife, Lizzie Hill Bell and Patricia Bell Williams by Quit Claim Deed from Howard Bell and wife, Lizzie Hill Bell, of record in Instrument No. 20040727-0089730, in the Register's Office of Davidson County, Tennessee, dated July 23, 2004 and recorded on July 27, 2004.

Being the same property conveyed to, Lakeview Loan Servicing, LLC by Trustee's Deed from Wilson & Associates, PLLC, of record in Instrument No. 20150120-

0005662, in the Register's Office of Davidson County, Tennessee, dated January 14, 2015 and recorded on January 20, 2015.

Being the same property conveyed to, Michaelson, Connor & Boul, Inc., by Special Warranty Deed from Lakeview Loan Servicing, LLC, a limited liability company organized under and by virtue of the laws of the state of Delaware, of record in Instrument No. 20150715-0068740, in the Register's Office of Davidson County, Tennessee, dated April 03, 2015 and recorded on July 15, 2015.

Being the same property conveyed to Lakeview Loan Servicing, LLC, a limited liability company organized under and by virtue of the laws of the state of Delaware, by M & T Bank as attorney in fact for Lakeview Loan Servicing, LLC, by Quit Claim Deed from The Secretary of Housing and Urban Development, of record in Instrument No. 20160203-0010405, in the Register's Office of Davidson County, Tennessee, dated January 25, 2016 and recorded on February 03, 2016.

Being the same property conveyed to The Secretary of Housing and Urban Development, by Special Warranty Deed from Lakeview Loan Servicing, LLC, of record in Instrument No. 20171003-0101249, in the Register's Office of Davidson County, Tennessee, dated April 13, 2017 and recorded on October 03, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 915 31st Ave N, Nashville, TN 37209.

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 and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~25th~~ 24th day of January, 2018.

US Department of HUD

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~DAVIDSON~~ Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

US Department of Housing and Urban Development

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Charleston, SC this ~~25th~~ 24th day of January, 2018.

Mona R. Knight
Notary Public
My Commission Expires: _____

(Notary Seal)

MONA R. KNIGHT
NOTARY PUBLIC OF SOUTH CAROLINA

MONA R. KNIGHT
Notary Public-State of South Carolina
My Commission Expires
June 28, 2027