FILE NO.: RMS-14-05897

Bill Garrett Davidson County
Batch# 61184 DEEDWARRSP
02/21/2018 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180221-0016577

PREPARED BY AND RETURN TO:
RUBIN LUBLIN, LLC
3145 AVALON RIDGE PLACE
SUITE 100
PEACHTREE CORNERS, GA 30071
(770) 246-3300

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns c/o Information Systems & Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107	600 CHILDRESS CROSSING A/K/A 2600 JORDAN RIDGE DR NASHVILLE, TN 37218	SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns c/o Information Systems & Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107

MAP PARCEL NUMBER: 058090A30000CO

THIS INDENTURE, dated November 15, 2017, between **FIRST GUARANTY MORTGAGE CORPORATION** Grantor, whose address is c/o RoundPoint Mortgage Servicing Corportion 5016 Parkway Plaza Blvd., Suite 200, Charlotte, NC 28217 and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns whose address is c/o Information Systems & Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at and before the delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, its successors and assigns, the following described property, situated in Davidson County, to wit:

LAND SITUATED IN THE CITY OF NASHVILLE IN THE COUNTY OF DAVIDSON IN THE STATE OF TN. LOT NO. 300, ON THE PLAN OF JORDAN RIDGE AT EATON`S CREEK, PHASE 11 AS SHOWN ON PLAN OF RECORD IN INSTRUMENT NO. 20100126-0006479, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FIRST GUARANTY MORTGAGE CORPORATION, HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NUMBER 20171101-0112224, IN THE REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

This entity is tax exempt.

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persona claiming by, through and under the Grantor.

SUBJECT TO any Subdivision Restrictions, Building Lines and Easements, if any, of record in said Register's Office.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 15 DAY OF November, 2017.

FIRST GUARANTY MORTGAGE CORPORATION
BY: ROUNDPOINT MORTGAGE SERVICING CORPORATION, AS ITS ATTORNEY-IN-FACT

By: Hannah Harvey (L.S.)
Printed Name: Hannah Harvey
Title: Default Oversight Manager

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, Jalpa R. Patel [Notary Public], of the State and County aforesaid, personally appeared Hannah Harvey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself/herself to be the Default oversight manager [title] of ROUNDPOINT MORTGAGE SERVICING CORPORATION, the within named bargainor, and that he/she as such _____ [title], executed the foregoing instrument for the purpose therein contained, by signing the name of ROUNDPOINT MORTGAGE SERVICING CORPORATION, by himself/herself as such officer.

WITNESS my hand, this 15th day of November, 2017.

_____
Notary Public

My commission expires: 8/24/17

(Notary Seal)

JALPA R. PATEL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
August 24, 2022

AFFIDAVIT OF VALUE

STATE OF North Carolina
COUNTY OF Mecklenburg

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is *$269,399.75, (*TAX EXEMPT – GOVERNMENT ENTITY) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hannah Harvey
Affiant Printed Name Hannah Harvey
Title: Default Oversight Manager of Roundpoint Mortgage Servicing Corporation

Subscribed and sworn to before me on
this the 15 day of November, 2017.

Notary Public
My commission expires: August 24, 2022
(Notary Seal)

JALPA R. PATEL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
August 24, 2022

True Copy Certification

I, Jeffrey C. Horn, 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 Georgia

County of Gwinnett

Personally appeared before me, Valencia Reid, a Notary Public for this county and state, Jeffrey C. Horn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

02/21/18
Date

Notary's Signature

VALENCIA M. REID NOTARY PUBLIC FULTON COUNTY, GA EXPIRES GEORGIA April 20, 2021

My Commission Expires: April 20, 2021
Notary' Seal (if on paper)