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SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 88077 DEEDWARRSP
05/04/2018 08:37:14 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20180504-0042507

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny Nguyen and Hang T. Bui	Highlands Residential Mortgage, Ltd.	058090A30000CO
(NAME)	(NAME)	
501 Landau Drive	12001 N. Central Expressway, Suite 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Secretary of Housing and Urban Development,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Danny Nguyen and Hang T. Bui, husband and wife** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, 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 The Secretary of Housing and Urban Development by deed dated November 15, 2017 from First Guaranty Mortgage Corporation of record in Instrument No. 20180221-0016577, Register's Office for Davidson County, Tennessee. Being the same property conveyed to The Secretary of Housing and Urban Development by deed dated October 27, 2017 from Rubin Lublin TN, PLLC, Substitute Trustee of record in Instrument No. 20171101-0112224 said Register's Office and being the same property previously conveyed to Brenda D. Buckner, unmarried and David Brian Buckner, unmarried by deed dated January 19, 2011 of record in Instrument No. 20110121-0005970, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2600 Jordan Ridge Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 2nd day of May, 2018.

Signed, sealed and delivered in the presence of:

The Secretary of Housing and Urban Development of Washington, D.C., and/or his/her successors and/or assigns
By: K.M. Minemier & Associates, LLC

By _____

Its: Authorized Signatory

State of South Carolina
County of Charleston

On the 2nd day of May, 2018, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Burden with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be a authorized signatory of **K.M. Minemier & Associates, LLC**, said company being an authorized signatory of the **Secretary 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 instrument for the purposes therein contained by signing the name of the company by himself/herself as an authorized signatory and for said company on behalf of the **Secretary of Housing and Urban Development.**

WITNESS my hand and seal this 2nd day of May, 2018

My Commission Expires: _____

Mona R. Knight
Notary Public

MONA R. KNIGHT NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 06/28/2027

File No.: 18-Nguyen