Bill Garrett Davidson County
Batch# 89353 DEEDWARR
05/07/2018 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $492.10
20180507-0043629

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$133,000.00.**

Neng K Kam
Affiant

Subscribed and sworn to before me, this 4th day of May, 2018.

Lisa K R Wagner
Notary Public

My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Neng K Kam	Neng K Kam	162-10-0-024.00
625 Brook Drive	625 Brook Drive	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

The Secretary of Housing and Urban Development

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Neng K Kam, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Brook View Estates, Section 1, of record in Plat Book 4460, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 70.0 feet on the Southeasterly margin of Brook Drive and extends back 139.41 feet on the Northeasterly line and 136.47 feet on the Southwesterly line to a broken line in the rear, measuring 94.28 feet thereon.

Being the same property conveyed to Eileen Sanchez, a single woman by Warranty Deed from Jerry Frank Moseley, of record in Instrument No. 20100303-0016130, Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on March 03, 2010.

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Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20171016-0105825, Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 16, 2017.

Being the same property conveyed to The Secretary of Housing and Urban Development by Special Warranty Deed from Tennessee Housing Development Agency, of record in Instrument No. 20180201-0010229, Register's Office for Davidson County, Tennessee, dated January 16, 2018 and recorded on February 01, 2018.

This is **improved** property known as **625 Brook Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that the Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2.
3. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of May, 2018.

The Secretary of Housing and Urban Development

By: _____

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

Personally appeared before me, a Notary Public of said County and State, Jennifer Burton, with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Project Manager of **The Secretary of Housing and Urban Development** and is authorized by said corporation to execute this instrument on its behalf..

Witness my hand, at office, this 3rd day of May 2018

Mona R. Knight
Notary Public

My Commission Expires: 06/28/2027

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

SP 11/2015

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, 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 his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K.R. Wagner, a notary public for this county and state, Barbara T. Hodge, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Sept 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY