SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 90247 **DEEDWARRSP**
05/08/2018 03:33:21 PM 2 pgs
Fees: $13.00 Taxes: $636.40

20180508-0044197

File No. TE0003884

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt Sievers & Elizabeth Sievers	NEW OWNER	011-11-0-018.00
(NAME)	(NAME)	
112 Orchard Dr.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN, 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Secretary of Housing & Urban Development,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matt Sievers and Elizabeth Sievers husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 151, on the Plat of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The Secretary of Housing and Urban Development, by Special Warranty Deed from FirstBank, dated May 9, 2017, recorded January 10, 2018 in Instrument No. 20180110-0003244.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee; and (4) All restrictions, easements and planning documents of record which affect the subject Property.

This is improved ☐
unimproved ☐ property, known as 112 Orchard Dr., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

GRANTOR hereby covenants with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth above, the Property is free from any lien or encumbrance whatsoever.

GRANTOR hereby further covenants with the said Grantee and binds Grantor and Grantor's heirs and representatives, to warrant and forever defend the title thereto of said Property to said Grantee and Grantee's heirs and representatives , against the lawful claims and demands of all persons claiming by, through or under Grantor, but not further or otherwise. All warranties of Grantor herein are expressly limited to those persons or parties claiming by, through or under Grantor.

Witness my hand this 3rd day of May, 2018.

Secretary of Housing and Urban Development

By: Jennika Burden

STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jennika Burden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Project Manager of Secretary of Housing & Urban Development, a ____, the within named bargainor, and that he/she as such Project Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Project Manager.

Witness my hand this 3rd day of May, 2018.

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

Mona R. Knight
Notary Public

My commission expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206