Bill Garrett Davidson County
Batch# 104602 DEEDWARRSP
06/14/2018 10:33:39 AM 3 pgs
Fees: $18.00 Taxes: $529.10
20180614-0057137

This Instrument Prepared By:
Anchor Title, LLC
6970 Moores Lane
Brentwood, TN 37027

2018-1163

SPECIAL WARRANTY DEED

Send Tax Bills To:
Jenny Nissenson
8296 Old Pond Creek Road
Pegram, TN 37143

New Owner is:
Jenny Nissenson
8296 Old Pond Creek Road
Pegram, TN 37143

MAP and Parcel:100.00-0-089.00
MAP and Parcel: 100.00-0-003.00

FOR AND IN CONSIDERATION OF One Hundred Forty-Three Thousand and 00/100 Dollars ($143,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Secretary of Housing and Urban Development** (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Jenny Nissenson**, (herein called "Grantee") the following described property, having an address of 8296 Old Pond Creek Road, Pegram, TN 37143 and being situated and located in Davidson Tennessee, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Tract 1: 100.00-0-089.00
Bounded on the North by Osteen, bounded on the East by Thompson, bounded the West by Loftis, starting at a 4 ft. metal post located in the East line of the Turner property, also being the Northeast corner of the Osteen property as described in Deed Book 7455, page 890, of the Register's Office of Davidson County, Tennessee thence, South 03 deg. 47 min 01 sec. West, 329.66 ft. to an iron pin being the point of beginning; thence along the same line 565.25 ft. to an iron pin in the East property line of Thompson; the Northeast corner of Loftis property; thence South 89 deg. 10 min. West, 309.15 ft. alone the East line of the Loftis property to an iron pin being also in the right of way Old Pond Creek Road; thence along said right of way a curve left having a length of 105.72 ft., a radius of 214.97 ft. ale a bearing got North 26 deg. 45 min. 51 sec. West, a chord distance of 104.66 ft. to an iron pin in said right of way; thence, North 38 deg. 00 min. 52 sec. West 122.79 ft. along said right of way to an iron pin; thence with a curve right alone said right of way having a length of 390.49 ft., a radius of 1042.83 ft. and a bearing of North 26 deg. 02 min. 18 sec. West, a chord 388.21 ft. to an iron pin in said right of way; thence along said right of way; North 14 deg. 50 min. 31 sec West, 83.60 ft. to an iron pin in said right of way; thence leaving said right of way along the South property line of Osteen, South 85 deg. 33 min. 54 sec. East, 662.98 ft. back to the point of beginning, containing 6.85 acres, more or less, by survey of R.L. Montoya, Tennessee License No. 697.

Tract 2: 100.00-0-003.00
Beginning at a stone pile with large beech pointer in the North line of the Bennie Phillips' place, now owned by Jim Randall, the same also being the East corner of Eleanor Adams' place; thence with Randall's North line North 78 deg. East 54 poles to the center of Old Pond Creek Road; thence continuing on the same bearing 20 poles to a sassafras (now gone) in the West line of the Burl Johnson place; thence North 2 deg. West with Burl Jonson's West line 54 poles to a dogwood in Johnson's West line, the same also being Arthur Williams' Southeast corner; thence with Williams' South line North 88 deg. West 40 poles to the middle of Old Pond Creek Road; thence with the middle of said road and it's meanders South 9 deg. West 12-1/2 poles; thence North 88 deg. West 28 poles to a small white oak in the East line of Adams' tract, South 1 degree East 57.5 poles to the point of beginning, containing 25.85 acres, more or less.

Included in the aforesaid tract of land, but expressly excluded therefrom is a certain 5.17 acres tract of land having been previously conveyed by James Keeton, to John R. Osteen et ux by deed of record in Book 7455, page 890, and tract 1 and tract 2 as described in a certain quitclaim deed or record in Book 8510, page 249, and also that 6.85 acre tract previously conveyed to Nancy L. Kuertz by deed of record in Instrument Number 20041110-0135626, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The aforedescribed tract of land and exclusions therefrom being a tract of land consisting of 1.71 acres lying off of Old Pond Creek Road, Davidson County, Tennessee, also being known as tax map 100 parcel 3.00.

Being the same property conveyed to The Secretary of Housing and Urban Development from Wells Fargo Bank, N.A., by Special Warranty Deed dated November 9, 2017 and recorded March 12, 2018 in Instrument No. 201803120023131, Register's Office for Davidson County, Tennessee.

The above described property is ( ) improved ( ) unimproved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITHNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 6th day of June, 2018.

GRANTOR:

Secretary of Housing and Urban Development

By: Michele Duval, Its Closing Specialist

State of New Hampshire
County of Hillsborough

Personally appeared before me, Kimberly Couture a Notary Public, Michele Duval, the Closing Specialist for the Secretary of Housing and Urban Development, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the within named Closing Specialist of K.M. Minemier and Associates, LLC, and executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal, this the 6th day of June, 2018.

KIMBERLY COUTURE, Notary Public
State of New Hampshire - County of Hillsborough

Notary Public
My Commission Expires: 11/8/22

I 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 $143,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO and subscribed
before me this the 12th day of June, 2018.

NOTARY PUBLIC
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County