Bill Garrett Davidson County
Batch# 120224 DEEDWARRSP
07/24/2018 12:44:26 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20180724-0072122

Prepared By & Return To:
Premier Land Title and Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
0476-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of JULY, 2018

Notary Public
Commission Expires: 1-18-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ashley Hooper 1619 21st Avenue North Nashville, TN 37208	SAME	081-11-0-134.00

SPECIAL WARRANTY DEED

FOR AND IN 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/WE,

The Secretary of Housing and Urban Development

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Hooper, a single woman

HEREINAFTER CALLED THE GRANTEES, HER 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 Number 44 on the Map of S.A. Champion's Subdivision, of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the westerly side of 21st Avenue North and runs back between lines 154 feet to an alley on which it measures 50 feet.

BEING the same property conveyed to The Secretary of Housing and Urban Development by Special Warranty Deed from Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA, dated 11/30/16 and recorded 12/28/17 in Instrument No. 20171228-0132082; and being the same property previously conveyed to Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA, by Quitclaim Deed from The Secretary of Housing and Urban Development, dated 10/4/16 and recorded 10/19/16 in Instrument No. 20161019-0110578; and being the same property previously conveyed to The Secretary of Housing and Urban Development by Special Warranty Deed from Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA, dated 6/5/15 and recorded 8/10/16 in Instrument No. 20160810-0083201; and being the same property previously conveyed to Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA, by Trustee's Deed from Wilson & Associates, PLLC, as Substitute Trustee, dated 9/4/12 and recorded 9/11/12 in Instrument No. 20120911-0082140, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 311 Elizabeth Court, Smyrna, TN 37167.

And the Grantor, for itself and its heirs, executors and administrators, does hereby covenant with the Grantee, his/her/their heirs and assigns, that it, the Grantor, has not made, done, executed, or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises against all persons lawfully claiming the same from, though or under it the Grantors will forever warrant and defend.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of subject real estate.

Dated this the 18 day of July, 2018

The Secretary of Housing and Urban Development

BY: _____

ITS: Project Manager

State of South Carolina
County of Charleston

On the 18 day of July, 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 the Project Manager for **The Secretary of Housing and Urban Development** the within named bargainor, and that he/she as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the professional corporation by himself/herself as an _____ and for said professional corporation on behalf of The Secretary of Housing and Urban Development.

Witness my hand and official seal at Charleston (City), South Carolina (State) this 18 day of July, 2018

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

JONATHAN GAMBLE NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 03/06/2028