Karen Johnson Davidson County
Batch# 223556 DEEDWARRSP
04/30/2019 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20190430-0039486

This instrument prepared by
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FHA CASE #483-553348

STATE OF TN
COUNTY OF Wilson

The actual consideration or value, whichever is greater, is $130,000.00.

Affiant

Subscribed and sworn to before me this 26 day of April, 2018.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner	**Send Tax Bills to:**	**Map & Parcel**
Adriana Loza 401 Janette Court Goodlettsville, TN 37072	SAME AS NEW OWNER	034-13-0-202.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **Secretary of Housing and Urban Development, his successor or assigns**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Adriana Loza**, hereinafter called the Grantee, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 27, as shown on the map entitled Gateway, Section 2, of record in Plat Book 3300, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C., by deed from PLAZA HOME MORTGAGE, INC., of record as Instrument No. 20181001-0096979, dated March 29, 2018, said Register's Office.

This conveyance is subject to all restrictions and easements of record.

This conveyance is subject to taxes for the year 2019 and subsequent years.

This is improved property known as 401 Janette Court Goodlettsville, TN 37072

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 23 day of April, 2019.

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

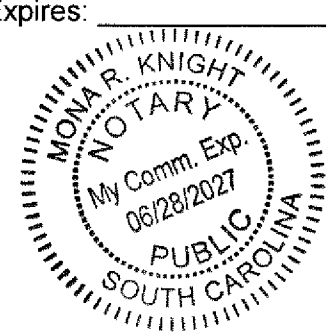
By: _____
Authorized Signatory

State of South Carolina
County of Charleston

On the 23 day of April, 2019, 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 for 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 corporation by himself/herself as an authorized signatory.

My Commission Expires: _____

Mona R. Knight
Notary Public



CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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 this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC (SEAL)
WILSON COUNTY