Name and Address of New Owner:
Lateshia Huddleston
1509 Meadow Bend Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 07404007400

Karen Johnson Davidson County
Batch# 261200 DEEDWARRSP
07/24/2019 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $662.30
20190724-0072520

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Secretary of Housing and Urban Development**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lateshia Huddleston, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

All that tract or parcel of land, situate in the Town of Hermitage, County of Davidson, and State of Tennessee, and being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 61, on the Plan of Section Twelve, Hermitage Hills, of record in Book 4675, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Secretary of Housing and Urban Development by Special Warranty Deed from Planet Home Lending, LLC dated November 2nd 2018 and recorded February 26th 2019 in Instrument No. 20190226-0017513, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and are assumed by the Grantee. Subsequent taxes are assumed by Grantee; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18 day of July, 2019.

The Secretary of Housing and Urban Development

_____(SEAL)

STATE OF South Carolina
COUNTY OF Charleston

Before me, Mona R Knight, a Notary Public of the state and county mentioned, personally appeared Jennifer Burden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Project Manager of The Secretary of Housing and Urban Development, the within named bargainor, and that such Project Manager, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Charleston, this 18 day of July, 2019.

Mona R Knight
Notary Signature

Printed Name: Mona R Knight

My commission expires: 6/28/27

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,000.00, 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 22nd day of July, 2019.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public
My commission expires: 11/5/2019
File No. 19-259

201907240072520

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212