Karen Johnson Davidson County
Batch# 263459 DEEDWARRSP
07/29/2019 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $495.80
20190729-0074325

This instrument prepared by and after recording, return to:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Building 200, Suite 310
Nashville TN 37217

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Wanda Williams	(NAME) Same as new owner	Map & Parcel #10709003400
(STREET ADDRESS) 1804 Brookvalley Place	(STREET ADDRESS)	
(CITY) (STATE) Mount Juliet TN 37122	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Secretary of Housing and Urban Development,** Grantor herein, has this day bargained and sold, and do hereby transfer and convey unto the said**, Wanda Williams, a single woman,** Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1: Land in Davidson County, Tennessee, being Lot Number 193 on the plan of Bel Air Subdivision Section 2, as shown by plat of record in Plat Book 2900, pages 29-32, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Tract 2: Land in Davidson County, Tennessee, being Reserved Parcel "C" on the plat of Bel Air Section 2 of record in Plat Book 2900, pages 29-32, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Secretary of Housing and Urban Development by deed of record in Instrument #20140422-0033337, Register's Office, Davidson County, Tennessee.

STATE OF Tennessee)
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 134,000.00

Subscribed and sworn to before me this the 23rd day of July, 2019.

Affiant

My commission expires: _____

Notary Public

CHRISTY MICHELLE JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

This is improved property known as 1903 Marcella Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 23 day of July, 2019

The Secretary of Housing and Urban Development

By: _____
Its: Project Manager

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, a Notary Public, in and for said County and State, Jennifer Burden with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Project Mgr of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Charleston SC, this 23 day of July, 2019.

Mona R Knight
Notary Public
My commission expires: _____

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

ENCUMBRANCES

1. 2019 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plat of Bel Air Section 2 of record in Plat Book 2900, pages 29-32, Register's Office, Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal:

