BILL GARRETT, Davidson County
Trans:T20120049433 DEEDWARRSP
Recvd: 07/05/12 10:31 3 pgs
Fees:17.00 Taxes:0.00

20120705-0058920

Prepared By and Return to:
Patrick Taggart, Esq.
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE
Building 6, Suite 700
Atlanta, GA 30305
(File#: 11-18594)

**Mail Tax Notices to and Property Owner:**
Secretary, Department of Housing & Urban Development of Washington DC
Department of Housing and Urban Development
c/o Michaelson, Connor, and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

## SPECIAL WARRANTY DEED

**STATE OF** Pennsylvania

**COUNTY OF** Montgomery

THIS INDENTURE made on the 24 day of February, 2012, between **GMAC Mortgage, LLC.,** as Grantor and **Secretary, Department of Housing & Urban Development of Washington, DC, its successors and assigns,** whose address is 4400 Will Rogers Parkway, Suite 300 Oklahoma City, OK 73108, the Grantee.

WITNESSETH: That Grantor for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee the property described in Exhibit A .

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, Grantee's heirs and assigns, forever, in Fee Simple.

AND THE SAID Grantor, for Grantor, Grantor's heirs, executors, administrators, successors and assigns will warrant and forever defend the right and title to the above-described property, unto the said Grantee, Grantee's heirs, successors and assigns, against the lawful claim of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the said Grantor has executed the indenture under seal the day and year first above written.

GMAC MORTGAGE, LLC CORPORATE SEAL 2006 DELAWARE

GMAC Mortgage, LLC

BY: Pratiksha Jain

Name: Pratiksha Jain
Title: Authorized Officer

STATE OF Pennsylvania

COUNTY OF Montgomery

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Pratiksha Jain with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself/himself to be the Authorized Officer of GMAC Mortgage, LLC, the within named bargainor, and as such being duly authorized to do so, executed the foregoing instrument for the purpose therein contained by signing for and in behalf of the above named company.

Witness my hand and seal this 24 day of February, 2012

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARY JO McDERMOTT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires October 21, 2015

Notary Public
Mary Jo McDermott
My commission expires: 10.21.2015

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$ 0.00**.

Affiant Pratiksha Jain

STATE OF Pennsylvania

COUNTY OF Montgomery

Subscribed and sworn before me this the 24 day of February 2012.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARY JO McDERMOTT, Notary Public
City of Philadelphia, Phila. County
My Commission Expires October 21, 2015

Notary Public
Mary Jo McDermott
My commission expires: 10.21.2015

**Exhibit A**

Property Address: 1303 Saturn Drive, Nashville, TN 37217
Tax ID: 120 06 0 015.00

The following lands and property, together with all improvements located thereon, lying in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 158 on the plan of Stardust Acres, as of Record in Book 1424, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 85 feet on the southerly side of Saturn Drive and runs back 229.4 feet on the easterly line and 159.4 feet on the westerly line to a rear line on which measures 148.4 feet.

Being the same property as conveyed to Robert Crawford by Deed from Stacey L. Anderson, dated 11/28/2006 and recorded 12/6/2006 in the Office of Davidson County, Tennessee in Instr No. 20061206-0150947.

Being the same property as conveyed to GMAC Mortgage, LLC by deed recorded at Instrument No. 201201180004926, Davidson County Register of Deeds.