FILE NO.: BAC-10-08193

| | |
|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 02/06/14 12:28 | 3 pgs |
| Fees:17.00 Taxes:0.00 | |
| **20140206-0010607** | |

PREPARED BY AND RETURN TO:
RUBIN LUBLIN TN, PLLC
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103

## SPECIAL WARRANTY DEED

| Name and Address of New Owner: | Improved Property Known as: | Send Tax Bills to: |
|---|---|---|
| SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, its successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108 | 3220 TORBETT STREET NASHVILLE, TN 37209 | SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, its successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108 |

MAP PARCEL NUMBER: 09209043400

THIS INDENTURE, dated August 29, 2013, between **BANK OF AMERICA, N.A.** Grantor, whose address is 7105 Corporate Drive, PTX-A-274, Plano, TX 75024 and the SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, its successors and assigns whose address is c/o Michaelson, Conner, and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, its successors and assigns, the following described property, situated in Davidson County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 57, G. E. JACKSON`S SUBDIVISION OF THE MARABLE TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 86, IN THE REGISTER`S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS PROPERTY IS NOW OR WAS FORMERLY KNOWN AS 3220 TORBETT STREET, NASHVILLE, TN 37209.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NUMBER 20130827-0090118, IN THE REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

**This entity is tax exempt.**

FILE NO.: BAC-10-08193

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persona claiming by, through and under the Grantor.

SUBJECT TO any Subdivision Restrictions, Building Lines and Easements, if any, of record in said Register's Office.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 29 DAY OF August, 2013.

**BANK OF AMERICA, N.A.**

By: Matthew P. Mornak 08-29-13 (L.S.)
Printed Name: Matthew P. Mornak
Title: Assistant Vice President (AVP)

STATE OF Pennsylvania

COUNTY OF Allegheny

Before me, Christopher J Kopp [Notary Public], of the State and County aforesaid, personally appeared Matthew P. Mornak, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself/herself to be the AVP [title] of BANK OF AMERICA, N.A., the within named bargainor, a corporation/limited liability company, and that he/she as such AVP [title], executed the foregoing instrument for the purpose therein contained, by signing the name of BANK OF AMERICA, N.A., by himself/herself as such AVP.

WITNESS my hand and seal, this 29th day of August, 2013.

Christopher J Kopp
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J Kopp, Notary Public
South Fayette Township, Allegheny County
My Commission Expires June 27, 2016

My commission expires: June 27, 2016

(Notary Seal)

**AFFIDAVIT OF VALUE**

STATE OF Pennsylvania
COUNTY OF Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is *$85,800.00, (*TAX EXEMPT - GOVERNMENT ENTITY) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Matthew P. Mornak 08-29-13
Affiant Printed Name Matthew P. Mornak
Title: Assistant Vice President of Bank of America, N.A.

Subscribed and sworn to before me on
this the 29 day of August, 2013.

Christopher J Kopp
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J Kopp, Notary Public
South Fayette Township, Allegheny County
My Commission Expires June 27, 2016

My commission expires: June 27, 2016
(Notary Seal)

# True Copy Certification

I, Victor Kang, 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 Georgia

County of Gwinnett

Personally appeared before me, Mary Miranda Rosenblum, a notary public for this county and state, Victor Kang who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Date: 2/5/2014

Notary's Signature

My Commission Expires: 2/20/2015
Notary Seal (if on paper)

MARY MIRANDA ROSENBLUM NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES Feb. 20, 2015