BILL GARRETT, Davidson County
Trans:T20140014291 DEEDWARRSP
Recvd: 03/03/14 08:29 2 pgs
Fees:12.00 Taxes:0.00
20140303-0017568

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
WSC #1701-104393-FC

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9 day of JANUARY, 2014 by and between Bank of America, N.A., hereinafter called Grantor, and, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, DC, his successors and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 613 of Heritage Village Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit B of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such unit.

Being the same property conveyed by Substitute Trustee s Deed of record in Instrument Number 20130911-0095686 Register s Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

1701-104393-FC
Property Address: 613 Country Trace Drive, Madison, TN 37115-0000

IN WITNESS WHEREOF, the above named entity grantor has caused this instrument to be executed by and through its duly authorized officers, this 9 day of JANUARY, 2014.

Bank of America, N.A.

BY: Denise L. Stilwell 1-9-14
DENISE L. STILWELL
ASSISTANT VICE PRESIDENT (AVP)

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, the undersigned Notary Public in and for said County and State, personally appeared DENISE L. STILWELL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged such person to be the AVP, of Bank of America, N.A., the within named entity, and that such DENISE L. STILWELL executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the entity as AVP.

Witness my hand and Official Seal at office this 09 day of JANUARY, 2014.

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

****

Property Address: 613 Country Trace Drive, Madison, TN 37115-0000
Parcel # 042110B058

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to:
Department of HUD
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108-1837

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value,
whichever is greater, for this transfer is $****EXEMPT****

Monica Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Jan, 2014.

Dixie Chambers
Notary Public
My Commission Expires:

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

Special Warranty Deed/William Kane