Davidson County	DEEDWARRSP
Recvd: 04/04/14 13:34	4 pgs
Fees:22.00 Taxes:0.00	
20140404-0028292	

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

RETURN TO:
SERVICELINK
1400 CHERRINGTON PARKWAY
CORAOPOLIS, PA 15108
2615840
PREPARED BY
RECONTRUST COMPANY NA
4500 AMON CARTER BLVD
FORT WORTH, TX 76155

TAX ID: 033-15-0-024.00

PROPERTY ADDRESS 904 SUN VALLEY DR. MADISON, TN 37115

SPECIAL WARRANTY DEED

DOCUMENT TITLE

Prepared & Recorded by:
RECONTRUST COMPANY, N.A.
4500 Amon Carter Blvd., TX2-979-02-10
Fort Worth, TX 76155

TS#:12-0057709

ADDRESSES NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBER 033-15-0-024.00
(NAME) SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	(NAME) SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	
(STREET ADDRESS OR ROUTE NUMBER) c/o Michaelson, Connor, and Boul, 4400 Will Rogers Parkway, Suite 300	(STREET ADDRESS) c/o Michaelson, Connor, and Boul, 4400 Will Rogers Parkway, Suite 300	
(CITY) (STATE) (ZIP) Oklahoma City, OK 73108	(CITY) (STATE) (ZIP) Oklahoma City, OK 73108	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of November, 2013 by and between **BANK OF AMERICA, N.A.**, whose address is 7105 Corporate Drive, PTX-A-274, 805-520-5019, Plano, TX 75024 (hereinafter "Grantor") and **the SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**, its successors and assigns whose address is c/o Michaelson, Connor, and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108 (hereinafter "Grantee").

WITNESSETH:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 240 ON THE MAP OF PRIMROSE ACRES SUBDIVISION, SECTION III, AS OF RECORD IN BOOK 2900, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 240 FRONTS 173.0 FEET ON THE SOUTHERLY MARGIN OF SUN VALLEY DRIVE AND EXTENDS BACK 238.8 FEET ON THE WEST LINE AND 242.0 FEET ON THE EAST LINE TO A DEAD LINE, MEASURING 239.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., HEREIN BY DEED OF RECORD AT INSTRUMENT NO. 20130930-0102074, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 behoove 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 persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officers on this 7th DAY OF November, 2013.

BANK OF AMERICA, N.A.

By: _____ 11.7.13
Name: Ebony D. Wilson
Title: Assistant Vice President

STATE OF TEXAS
COUNTY OF Tarrant

Before me, _____, on this day, _____, personally appeared Ebony D. Wilson, Assistant Vice President of Bank of America, N.A., proved to me by identification card issued by Texas that contained the photograph and signature of Ebony D. Wilson to be the person whose name is subscribed to the foregoing instrument as the corporate officer of Bank of America, N.A., and acknowledged to me that (he/she) subscribed the name of **BANK OF AMERICA, N.A.** to such instrument as (attorney-in-fact/corporate officer) for and on behalf of **BANK OF AMERICA, N.A.** and as the act of **BANK OF AMERICA, N.A.** and executed the same for the purposes and consideration expressed and in the capacity set forth in the instrument.

Witness my hand and official seal.

_____
Notary Public's Signature

J. FLORES
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-28-17

AFFIDAVIT OF VALUE

STATE OF TEXAS

COUNTY OF Tarrant

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 $193,711.21*, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. ***This conveyance is exempt from the payment of transfer tax as the transferee is a government entity.**

_____ 11.7.13
Affiant: Ebony D. Wilson Assistant Vice President

Subscribed and sworn to before me on this 7th day of Nov, 2013
by Ebony D. Wilson.
Assistant Vice President

Witness my hand and official seal.

_____
Notary Public's Signature

J. FLORES
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-28-17

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES