BILL GARRETT, Davidson County
Trans:T20140062199 DEEDWARRSP
Recvd: 08/22/14 08:56 2 pgs
Fees:12.00 Taxes:0.00
20140822-0076558

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
WSC #1701-102366-FC

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15 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 Lot No. 438 on the Plan of Parkwood Estates, Section 3, of record in Plat Book 3300, page 31, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Substitute Trustee s Deed of record in Register's Instrument Number : 20131203-0122820 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.

1701-102366-FC
Property Address: 3262 Vailview Drive, Nashville, TN 37207-0000

IN WITNESS WHEREOF, the above named entity grantor has caused this instrument to be executed by and through its duly authorized officers, this 15 day of January, 2014.

Bank of America, N.A.

BY: _____ 1-15-14
DAVID SHAWN STEWART
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 DAVID SHAWN STEWART 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 AVP 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 15 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

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Property Address: 3262 Vailview Drive, Nashville, TN 37207-0000
Parcel # 050150171.00

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****

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Jan, 2014.

_____
Notary Public
My Commission Expires:

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

Special Warranty Deed/Sandra Hereford