FILE NO.: BAC-13-07649

BILL GARRETT, Davidson County
Trans:T20140064329 DEEDWARRSP
Recvd: 08/29/14 10:31 2 pgs
Fees:12.00 Taxes:0.00
20140829-0079102

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 | 925 DUE WEST AVE NORTH MADISON, TN 37115 | 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: 05101004900

THIS INDENTURE, dated April 11, 2014, 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 #76 ON THE UNRECORDED MAP OF DUE WEST VALLEY ACRES, AND DESCRIBED ACCORDING TO A PRELIMINARY PLAN OF SAID SUBDIVISION, MADE BY H.R. SWANN, JR., SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF DUE WEST AVENUE, AT THE COMMON CORNER OF LOTS #75 AND #76 ON SAID PLAN, SAID POINT BEING 200 FEET EAST OF THE EAST MARGIN OF AN UNNAMED 50 FOOT ROAD SHOWN ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 500 FEET TO A POINT; THENCE EASTERLY 108.68 FEET TO A POINT, THE CORNER OF LOTS #76 AND #77; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 500 FEET TO THE SOUTHERLY MARGIN OF DUE WEST AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NUMBER 20140307-0019568, IN THE REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

**This entity is tax exempt.**

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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 11th DAY OF April, 2014.

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

By: _____ 4/11/14 (L.S.)
Printed Name: Matthew Thomas Stephenson
Title: Assistant Vice President (AVP)

STATE OF Pennsylvania

COUNTY OF Allegheny

Before me, Terri Johnson-Hart [Notary Public], of the State and County aforesaid, personally appeared Matthew Thomas Stephenson, 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, 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
N/A

WITNESS my hand and seal, this 11 day of April, 2014.

_____
Notary Public

My commission expires: 4-27-16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terri Johnson-Hart, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 27, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(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 *$70,200.00, (*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.

_____ 4/11/14
Affiant Printed Name Matthew Thomas Stephenson
Title: Assistant Vice President of Bank of America, N.A.

Subscribed and sworn to before me on
this the 11 day of April, 2014.

_____
Notary Public
My commission expires: 4-27-16
(Notary Seal)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Terri Johnson-Hart, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 27, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES