BILL GARRETT, Davidson County
Trans:T20140093175 DEEDWARRSP
Recvd: 12/12/14 14:12 2 pgs
Fees:12.00 Taxes:0.00
20141212-0114024

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
WSC #1701-107753-FC

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21st day of March ; 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 43 on the Plan of Bixler Farms Townhomes, Phase 1, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq, as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with private Elements, of record in Instrument No 20070213-0018434, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Bixler Farms townhomes, Phase I, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No 20070213-0018434, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument Number 20130911-0095677 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.

1701-107753-FC
Property Address: 262 Jenna Lee Circle, 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 21st day of March, 2014.

Bank of America, N.A.

BY: Takota L. Dart 3-21-14
Takota L. Dart
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 Takota L. Dart with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged such person to be the Assistant Vice President, 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 21 day of MARCH, 2014.

Notary Public

My Commission Expires: 10/20/2016

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Property Address: 262 Jenna Lee Circle, Madison, TN 37115-0000
Parcel # 043100C043.00

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marva LaMar, Notary Public
North Braddock Boro, Allegheny County
My Commission Expires Oct. 20, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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 27th DAY OF March, 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/Terrence Parks-Bailey