Tennessee FHA
S&K #: 14-059510

Davidson County	DEEDWARRSP
Recvd: 01/21/15 12:21	3 pgs
Fees:17.00 Taxes:0.00	
20150121-0005883	

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, N.A., hereinafter called Grantor, and the **SECRETARY OF HOUSING & URBAN DEVELOPMENT,** Washington, D.C., hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Land in Davidson County, Tennessee, Being Lot No 54 on the Plan of Morningside Heights, Section I, as shown on plat of record in Plat Book 1130, Page 76, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

For prior title, see Substitute Trustee's Deed of record in Instrument number 201409230087008 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Bank of America, N.A.

BY: _____ 10.30.14

Name: Justh Nicole Hillberry

Title: Assistant Vice President

STATE OF Pennsylvania
COUNTY OF Allegheny

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justh Nicole Hillberry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself/herself to be an officer or authorized signatory of Bank of America, N.A., the within named bargainor, a National Bank, and who, after being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing Bank of America, N.A by himself/herself as such officer or authorized signatory.

WITNESS my hand and Official Seal at Office this 30 day of October, 2014.

Melanie Jo Costantino
Notary Public

My Commission Expires: 4-8-18

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Jo Costantino, Notary Public
Bellevue Boro, Allegheny County
My Commission Expires April 8, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NO TAX/GOVERNMENTAL AGENCY

Property Address: 1205 Argile Avenue, Madison, Tennessee 37115
Secondary Property Address: 1205 Argle Avenue, Madison, TN 37115

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing & Urban Development
Federal Housing Administration
Michaelson, Conner, and Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108
(877) 517-4488 or (405) 595-2000
mcm-info@mcbreo.com

S&K File # 14-059510

Map & Parcel - 051 12 0 067.00

PREPARED BY AND RETURN TO:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690

I, Oscie Bonner, do hereby make oath that I am 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.

Signature

January 21, 2015
Date

State of Tennessee

County of Shelby

On this the 21st day of January, 2015, personally appeared before me, a notary public for this county and state, Oscie Bonner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MY COMMISSION EXPIRES AUGUST 01, 2016

MELISSA GILBERT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

S&K No. 14-059510