BILL GARRETT, Davidson County
Trans:T20150009829 DEEDWARRSP
Recvd: 02/09/15 10:02 7 pgs
Fees:37.00 Taxes:0.00
20150209-0011709

MORRIS SCHNEIDER WITTSTADT, LLC
3475 DALLAS HIGHWAY
BUILDING 300 SUITE 320
MARIETTA, GA. 30064

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-130800323O

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: The Secretary of Housing & Urban Development (Name)	SEND TAX BILL TO: The Secretary of Housing & Urban Development (Name)	MAP/PARCEL NUMBERS: 43-14-B-44CO
451 7th Street SW (Street Address)	451 7th Street SW (Street Address)	
Washington, DC 20410 (City, State, Zip)	Washington, DC 20410 (City, State, Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bank of America, N.A, Grantor, has this day bargained and sold, and does hereby transfer and convey unto The Secretary of Housing & Urban Development, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 2004 Lombardia Lane, Madison, TN, 37115, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 12-10-14 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Bank of America, N.A

By: _____

Name: ~~Kristina Higgins~~

ITS: Assistant Vice President

State of _____

County of _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the _____ (Title of person signing) of Bank of America N.A. successor by merger to BAC Home Loans Servicing LP (Name of Company), a corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Bank of America N.A. successor by merger to BAC Home Loans Servicing LP for the purposes therein contained.

Witness my hand and official seal, at office in _____, this _____.

_____

Notary Public

See Attached Acknowledgment

My Commission Expires: _____

State of _____

County of _____

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

_____

Affiant

Subscribed and sworn to before me this _____.

_____

Notary Public

My Commission Expires: _____

RE: 2004 Lombardia Lane, Madison, TN 37115

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)

On December 10, 2014 *Date* before me, Yesenia Luna, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Kristina Higgins ********** *Name(s) of Signer(s)*

**********,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

YESENIA LUNA
COMM.# 2088042
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Comm. Expires Nov. 24, 2018

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document SWD Special Warranty Deed– 6469
Title or Type of Document: ~~Substitution of Trustee~~ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☑ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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(Continuation of Special Warranty Deed)

Witness our hand as of the 12-10-2014 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Bank of America, N.A

By:_____

Name:_____

ITS:_____

State of _____
County of _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the _____ (Title of person signing) of Bank of America N.A. successor by merger to BAC Home Loans Servicing LP (Name of Company), a corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Bank of America N.A. successor by merger to BAC Home Loans Servicing LP for the purposes therein contained.

Witness my hand and official seal, at office in _____, this _____.

_____
Notary Public
My Commission Expires: _____

State of California
County of Ventura

The actual consideration or value, whichever is greater, for this transfer is $ 10.00 .

_____ Kristina Higgins
Affiant Assistant Vice President

Subscribed and sworn to before me this _____.

_____
Notary Public

My Commission Expires: See Attached JURAT

RE: 2004 Lombardia Lane, Madison, TN 37115

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

Subscribed and sworn to (or affirmed) before me on this 10th day of December, 20 14,
Date *Month* *Year*
by
(1) Kristina Higgins **********
(and (2) **********),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

YESENIA LUNA
COMM.# 2088042
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Comm. Expires Nov. 24, 2018

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Conservation of Special Warranty Deed — 6469 Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

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SPECIAL WARRANTY DEED

EXHIBIT "B"

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

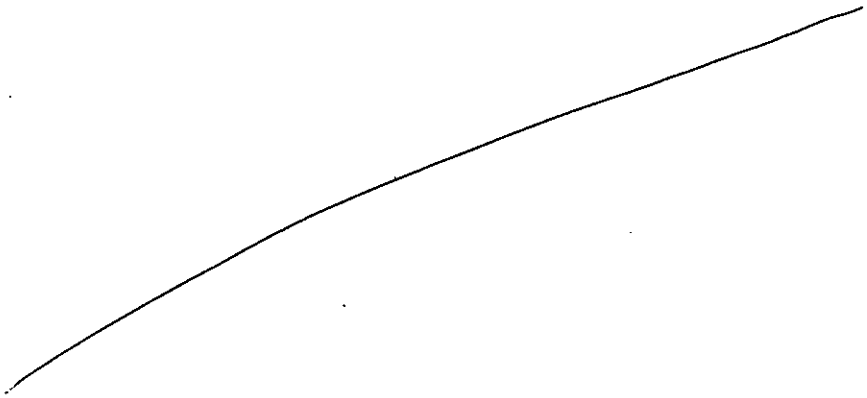
6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 2004 Lombardia Lane, Madison, TN 37115

EXHIBIT "A"

Land in Davidson County Tennessee being Lot 44, Lanier Park, Phase One, as shown on plat of record in Instrument No 20021022-0129511, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bank of America, N.A. by Deed in Lieu of Foreclosure dated February 6, 2014 and recorded October 8, 2014 in Instrument Number 20141008-0093333, Register's Office of Davidson County, Tennessee.



RE: 2004 Lombardia Lane, Madison, TN 37115

