Davidson County	DEEDWARRSP
Recvd: 03/06/15 09:54	5 pgs
Fees:27.00 Taxes:0.00	
20150306-0019286	

PREPARED BY
RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, Georgia 30329

RETURNED TO:
PRIORITY TRUSTEE SERVICES OF TN, LLC
Substitute Trustee
1587 Northeast Expressway
Atlanta, Georgia 30329
PHONE: 770-234-9181
FAX: 770-234-9192

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 20 day of FEBRUARY, 2015, by and between:

Village Capital & Investment, LLC, party of the first part, and, **Secretary of Housing and Urban Development,** party of the second part located at Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns, c/o Atlanta Homeownership Center, Five Point Plaza, 40 Marietta Street, Atlanta, GA 30303-2806.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 72, on the Plan of Phase 2, Final Plat, Watercrest Townhomes of record in Book 11190, Page 81; as established by Declaration of Covenants, Conditions and Restrictions for Watercrest Homeowners Association, Inc., of record at Book 10788, Page 553, as amended at Book 11158, Page 931, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property or a portion of the same property conveyed to Gary L. Groom by Instrument dated April 15, 2010 from Gary Guinan, Sr. and wife, Donna Guinan filed on April 28, 2010 as Document Number 20100428-0032066 in the Davidson County Records.

Commonly known as: 3405 Old Anderson Road, Unit 206, Antioch, TN 37013

Parcel Number: 136 15 0A 072.00

File No.: 1R341414

Being the same property conveyed to Grantors herein from Priority Trustee Services of TN, LLC, Substitute Trustee, as shown in Substitute Trustee's Deed at Instrument No. 20141126-0109098, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereaditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the undersigned **Village Capital & Investment, LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Village Capital & Investment, LLC

BY: _____

TITLE: MICHAEL NENNIG VICE PRESIDENT

STATE OF ILLINOIS

COUNTY OF LAKE

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MICHAEL NENNIG, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the VICE PRESIDENT of **Village Capital & Investment, LLC,** the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 20 day of FEBRUARY, 2015.

Ana Smith

Notary Public

My Commission Expires: 9/28/16

OFFICIAL SEAL
ANA SMITH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/28/16

File No.: 1R341414

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File No.: **1R341414**
Loan Number: **0019099878**
Property Address: **3405 Old Anderson Road Unit 206, Antioch, TN 37013**
Tax Parcel ID No.: **136.15-0A-072.00 CO**

Mail Tax Notices To and Property Owner:

Secretary of Housing and Urban Development
Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns
c/o Michaelson, Connor and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

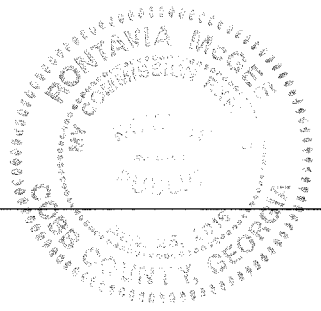
I, or we, swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark Bruton
Affiant

Subscribed and sworn to before me this 24th day of February, 2015

Rontania McGhee
Notary Public

My Commission Expires: August 25, 2016



True Copy Certification

I, ***Robin Felder***, do hereby make oath that I am a licensed attorney and/or 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 _____

State of Georgia
County of Cobb

Personally appeared before me, Rontania McGee, a notary public for this county and state, ***Robin Felder*** 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: August 25, 2016
Notary' Seal (if on paper)

