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

BILL GARRETT, Davidson County
Trans:T20150033901 DEEDWARRSP
Recvd: 05/04/15 12:56 4 pgs
Fees:22.00 Taxes:0.00
20150504-0040121

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 28th day of April, 2015, by and between:

Fidelity Bank dba Fidelity Bank Mortgage , 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 Lot No. 31 on the Plan of Charlotte Ave. Church of Christ Addition to West Nashville, as of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Grantors herein from Priority Trustee Services of TN, LLC, Substitute Trustee, as shown in Substitute Trustee's Deed in Book GI 10451 Page 760, 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 **Fidelity Bank dba Fidelity Bank Mortgage**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Fidelity Bank dba Fidelity Bank Mortgage

BY: Barbara West

Barbara West

TITLE: Sr. Vice President

SEAL FIDELITY BANK 1973 DECATUR, GEORGIA

STATE OF Georgia

COUNTY OF DeKalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BARBARA WEST, 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 SR VICE PRESIDENT of **Fidelity Bank dba Fidelity Bank Mortgage,** 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 28th day of APRIL, 2015.

Joan M Downs

Notary Public

My Commission Expires: 12-11-18

JOAN M DOWNS NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2018

File No.: 1R456015

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File No.: **1R456015**
Loan Number: **0000506844**
Property Address: **4112 Wyoming Ave, , Nashville, TN 37209**
Tax Parcel ID No.: **103.04-0-280.00**

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 $ 352, 213.86 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara West
Affiant Barbara West

Subscribed and sworn to before me this 28th day of April, 2015

Joan M Downs
Notary Public

My Commission Expires: 12-11-18

JOAN M DOWNS NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 11, 2018

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 Robin Felder

State of GEORGIA
County of DeKalb

Personally appeared before me, Beverly Stroud, 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: 11/18/18
Notary' Seal (if on paper)

