BILL GARRETT, Davidson County
Trans:T20150044660 DEEDWARRSP
Recvd: 06/08/15 08:26 3 pgs
Fees:17.00 Taxes:0.00
20150608-0053231

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
WSC #7062-114880-FC

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2nd day of June, 2015 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:

Being Unit 296, on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, page 159, as amended by Instrument #20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro-Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Substitute Trustee's Deed of record in Register's Instrument No. 20140902-0079471 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.

IN WITNESS WHEREOF, the above named entity grantor has caused this instrument to be executed by and through its duly authorized officers, this 2nd day of JUNE, 2015.

Bank of America, N.A. by Carrington Mortgage Service LLC as Attorney in Fact
BY: _____
Chris Lechtanski, AVP of Default

STATE OF _____
COUNTY OF _____

Before me, the undersigned 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 acknowledged such person to be the _____, of Carrington Mortgage Service LLC as attorney in fact for Bank of America, N.A., the within named entity, and that such _____ for and on behalf of said entity and as its act and deed as attorney in fact for Bank of America, N.A., and that in said representative capacity, executed the foregoing instrument after first having been duly authorized so to do.

Witness my hand and Official Seal at office this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires:

****

Property Address: 2526 Nashboro Boulevard, Nashville, TN 37217
Parcel # 135-12-OE-296.00CO

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****
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2015.
Notary Public
My Commission Expires:

KATHY S RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

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.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On June 2, 2015, before me, Mary Romo, Notary Public, personally appeared, Chris Lechtanski, 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 _____ (Seal)

NRO1 MARY ROMO COMM. #2026317 Notary Public - California Orange County My Comm. Expires May 26, 2017 NRO1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SWD
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 6/2/15

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document