This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDWARRSP
Recvd: 06/11/15 13:39 4 pgs
Fees:22.00 Taxes:0.00
20150611-0055433

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR
Wells Fargo Bank, N.A.

GRANTEE
The Secretary of Housing and Urban Development, his/her successors and/or assigns

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Wells Fargo Bank, N.A., an association organized under and by virtue of the laws of the United States ("Grantor"), by its Vice President Loan Documentation and its Vice President Loan Documentation duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by The Secretary of Housing and Urban Development, his successors and/or assigns ("Grantee"), c/o Michaelson, Connor & Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto their successors and/or assigns forever, the following-described lands, situated in Davidson County, TN, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 194 on the Map of Maplecrest Subdivision, of record in Book 1835, Page 27 and 28, Register's Office for said County

Said Lot No. 194 fronts 95 feet on the South side of Modena Drive and runs back between parallel lines 150 to a dead line.

THIS CONVEYANCE IS SUBJECT TO Map in Book 1835, Page 27 and 28 and any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

More commonly known as: 2307 Modena Drive, Nashville, TN 37214-1717

Being the same property conveyed to Wells Fargo Bank, N.A.by Trustee's Deed recorded April 13, 2015, as Instrument No. 20150413-0032417, Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 084-11-179.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Wells Fargo Bank, N.A. hereby covenants with the said Grantee that it will forever

warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of Wells Fargo Bank, N.A. is hereunto affixed by its Vice President Loan Documentation and its Vice President Loan Documentation this 27th day of May, 2015.

Wells Fargo Bank, N.A.

By: _____

Crystal Jean McClelland
Vice President Loan Documentation
Wells Fargo Bank, NA
05/27/2015

ATTEST:

By: _____

Nicole Sadler
Vice President Loan Documentation
Wells Fargo Bank, NA
05/27/2015

State of South Carolina
County of York

The foregoing instrument was acknowledged before me this 27th day of May, 2015 by Crystal Jean McClelland, Vice President Loan Documentation and Nicole Sadler, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Crystal Jean McClelland and Nicole Sadler [ ] *is personally known to me or* [x] *produced satisfactory evidence of identification.*

Notary Public _____

My commission expires 03·05·2019

TARA T GREGG
Notary Public, South Carolina
My Commission Expires
March 05, 2019

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Heather Martin-Herron, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock this 5 day of June, 2015.

SONJA WALKER
MY COMMISSION # 12377629
EXPIRES: July 20, 2020
Pulaski County

Notary Public
My Commission Expires: 7/20/20

Grantee's Address:
Secretary of Housing and Urban Development
his successors and/or assigns
c/o Michaelson, Connor & Boul,
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108
Tax Parcel No. 084-11-179.00

True Copy Certification

I, Millicent Garrett, 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 ARKANSAS

County of PULASKI

Personally appeared before me, Tanisha Davis, a notary public for this county and state, Millicent Garrett 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: 7/12/2024
Notary' Seal (if on paper)

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735