THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
WSC #1701-120288-FC

BILL GARRETT, Davidson County
Trans:T20150048494 DEEDWARRSP
Recvd: 06/18/15 08:55 2 pgs
Fees:12.00 Taxes:0.00
20150618-0058017

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 Lot No. 245 on the Plan of Tulip Grove Subdivision, Section 4, as shown by plat of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed by Substitute Trustee's Deed of record in Register's Instrument No. 20150507-0041615 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.

1701-120288-FC
Property Address: 617 Albany Drive, Hermitage, TN 37076

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: 6-2-15
Elysha James Armbruster
Assistant Vice President (AVP)

STATE OF Pennsylvania
COUNTY OF Allegheny

Before me, the undersigned Notary Public in and for said County and State, personally appeared Elysha James Armbruster with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged such person to be the AVP, of Bank of America, N.A., the within named entity, and that such AVP executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the entity as AVP.

Witness my hand and Official Seal at office this 2nd day of June, 2015.

Lindsay Tichenor 6.2.15
Notary Public Lindsay Tichenor

My Commission Expires: Feb. 17, 2019

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Property Address: 617 Albany Drive, Hermitage, TN 37076
Parcel # 075.04-0-044.00

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LINDSAY TICHENOR, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES FEB. 17, 2019

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****
Katy S Reiffer
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 2015.
Kimberly League
Notary Public
My Commission Expires: 5-7-2018

KIMBERLY TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 05-07-2018

Special Warranty Deed/Dollie Forewright