Tennessee FHA
S&K #: 11-015324

BILL GARRETT, Davidson County
Trans:T20150052940 DEEDWARRSP
Recvd: 07/01/15 10:17 2 pgs
Fees:12.00 Taxes:0.00
20150701-0063536

SPECIAL WARRANTY DEED

THIS DEED, between Wells Fargo Bank, NA, organized and existing under the laws of the United States, with its principal office located at 3476 Stateview Blvd., Fort Mill, South Carolina, 29715 in the County of York, State of South Carolina, hereinafter called Grantor, and the **SECRETARY OF HOUSING & URBAN DEVELOPMENT,** Washington, D.C., hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being the Easterly 80 feet of Lot 5 on the plan of Bransford Realty Company's Subdivision of Lots 26-37 and Part 27, Edgewood Plan, of record in Book 421, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 5 fronts 80 feet on the southerly margin of Edgewood Place and extends back between parallel lines 72.9 feet to a dead line in rear.

This legal description is identical with that in Deed recorded in Instrument No. 20060202-0013039; modified in Instrument No. 20100825-0067187 and corrected by Affidavit of Scrivener's Error recorded in Instrument Number 20140129-0008201, Register's Office of Davidson County, Tennessee.

For prior title, see Quitclaim Deed of record in Instrument Number 20131014-0107425 said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Wells Fargo Bank, NA

BY: Jamielle J Davis
Jamielle J. Davis
Vice President Loan Documentation
Wells Fargo Bank, NA
03/11/2014

State of South Carolina
County of York

The foregoing instrument was acknowledged before me this 11th day of March, 2014 by Jamielle J Davis, Vice President Loan Documentation; who is personally known [ ] or produced Drivers License as identification [X]; of Wells Fargo Bank, NA a national banking association, on behalf of the association.

Notary Public Shelli Stout

My Commission Expires 08/21/2017

SHELLI STOUT
Notary Public - South Carolina
My Commission Expires 08/21/2017

NO TAX/GOVERNMENTAL AGENCY

Property Address: 1202 Edgewood Place, Nashville, Tennessee 37206

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing & Urban Development
Federal Housing Administration
Michaelson, Conner, and Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108
(877) 517-4488 or (405) 595-2000
mcm-info@mcbreo.com

S & K File # 11-015324

Map & Parcel - 08305026600

PREPARED BY AND RETURN TO:
Patti Marchbanks
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566
Fax (901)761-5690