Davidson County DEEDWARRSP
Recvd: 08/19/15 14:50 5 pgs
Fees:27.00 Taxes:0.00
20150819-0083705

THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Suite 608
Seminole, FL 33777
1-866-878-9765

When Recorded Return To:
ServiceLink
1200 Cherrington Parkway
Moon Township, PA 15108

New Owner(s) Address & Mail Tax Statements To:
The Secretary of Housing & Urban Development
c/o Michaelson Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

Property Tax ID#: 060 02 0 177.00
Ref. #: 3367087

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 5th day of August, 2015, by and between FIFTH THIRD MORTGAGE COMPANY, its successors and/or assigns, whose address is 5001 Kingsley Drive, Cincinnati, OH 45227, Grantor, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Washington, D.C., its successors and/or assigns, whose address is c/o Michaelson Connor & Boul, Inc., - 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, Grantee.

Witnesseth:

That for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 3047 Richmond Hill Drive, Nashville, TN 37207

Being the same property as conveyed from Wilson & Associates, PLLC, as Successor Trustee to Fifth Third Mortgage Company, as described in Instrument No. 20150623-0059918, Dated 06/10/2015, Recorded 06/23/2015, in Davidson County Records.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

FIFTH THIRD MORTGAGE COMPANY

By: _____

Title: Officer

Melissa Ragiel
Printed Name

By: _____

Title: Brad Griffith
Vice President

Printed Name

STATE OF OHIO)

COUNTY OF Hamilton)

The foregoing instrument was acknowledged before me this 5th day of August, 2015, by Brad Griffith who is a/the Vice President, and Melissa Ragiel who is a/the Officer of FIFTH THIRD MORTGAGE COMPANY, a OHIO Corporation, on behalf of the corporation.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public
Printed Name: Sharon A. Elfers

My commission expires: 31 July 2019

NOTARY PUBLIC STATE OF OHIO

SHARON A. ELFERS
Notary Public, State of Ohio
My Commission Expires
July 31, 2019

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $24,050.00 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant Brad Griffith

Subscribed and sworn to before me this the 5th day of August, 2015.

Notary Public
My Commission Expires: 31 July 2019

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
The Secretary of Housing & Urban Development
c/o Michaelson Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

NOTARY PUBLIC STATE OF OHIO

SHARON A. ELFERS
Notary Public, State of Ohio
My Commission Expires
July 31, 2019

Exhibit "A"

Certain tract or parcel of real estate situated in Davidson County, Tennessee, and being described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, Page 119 and 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Richmond Hill drive, the common front corners of Lot No. 163 and Reserved Tract "A" 105.0 feet to a concrete marker at the common rear corners of Lots Nos. 162 and 163, 135.0 feet to a point in the southerly margin of Creekwood Drive; thence with said margin of said Creekwood Drive, 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet, thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Richmond Hill Drive; thence with said margin of said Richmond Hill Drive 110.0 feet to the point of beginning.

Being all and the same property conveyed from Substitute Trustee to Fifth Third Mortgage Company by deed recorded 06/23/2015 in Document No. 20150623-0059918 of DAVIDSON Official records.

Tax ID: 060 02 0 177.00

Property Address: 3047 Richmond Hill Drive, Nashville, TN 37207

True Copy Certification

I, Lisa Williams, 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.

Lisa Williams
Signature

State of PA

County of Allegheny

Personally appeared before me, Christina McCartney, a notary public for this county and state, Lisa Williams who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES