BILL GARRETT, Davidson County
Trans:T20150077286 DEEDWARRSP
Recvd: 09/11/15 08:36 2 pgs
Fees:12.00 Taxes:0.00
20150911-0092209

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
WSC #1701-116531-FC

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 4th day of December, 2014 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING Lot No. 40 on the Plan of THIRD REVISION, SECTION TWO, BELL FORGE VILLAGE, as shown by plat of record in Plat Book 5200, page 695 and amended in Plat Book 6900, page 250, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. SUBJECT TO all matters as set forth on the plat of record in Plat Book 6900, page 250, revising Plat Book 5200, page 695, Register's Office of said County. SUBJECT TO By-Laws as shown of record in book 6040, page 576 and Book 6306, page 644, Register's Office for said County. SUBJECT TO Restrictive Covenants of record in Book 6040, page 538 and Book 6350, page 858, Register's Office for said County. SUBJECT TO any governmental zoning and subdivision ordinances or regulations in effect thereon. SUBJECT TO any covenants, conditions, restrictions, reservations or easements of record.

Being the same property conveyed by Substitute Trustee's Deed of record in Register's Instrument No. 20141117-0105532 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 4th day of December, 2014.

Bank of America, N.A. (BANA)

BY: Adele Sherer 12/4/14
Adele Ruth Sherer
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 Adele Ruth Sherer 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 of BANA.

Witness my hand and Official Seal at office this 4th day of December, 2014.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J Kopp, Notary Public
South Fayette Township, Allegheny County
My Commission Expires June 27, 2016

My Commission Expires:
June 27, 2016

****

Property Address: 413 Oak Forge Drive, Antioch, TN 37013
Parcel # 163-11-0A-040.00CO

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 10th DAY OF December 2014.

Kimberly Teague
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/Tamala Amet