Davidson County	DEEDWARRSP
Recvd: 10/29/15 14:40	5 pgs
Fees:27.00 Taxes:0.00	
20151029-0110268	

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
1400 Cherrington Parkway
Moon Township, PA 15108

New Owner(s) Address & Mail Tax Statements To:
The Secretary of Housing & Urban Development
c/o Information Systems Network Corp
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107

Property Tax ID#: 25-16-15-00
Ref. #: 3391355

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 22 day of October, 2015, by and between DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING, LLC its successors and/or assigns, whose address is 1400 Turbine Drive, Rapid City, SD 57703, Grantor, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and/or assigns, whose address is c/o Information Systems Network Corp, Shepherd Mall Office Complex – 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107, 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: 918 S. Dickerson Road, Goodlettsville, TN 37072

Being the same property as conveyed from Shapiro & Ingle, LLP, Substitute Trustee to Green Tree Servicing, LLC, as described in Instrument No. 20151001-0099643, dated 09/08/2015, recorded 10/01/2015, 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.

DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC

By: _____ Title: Assistant Vice President

Tammy L. Powell
Printed Name

Signed, sealed and delivered in our presence:

_____
Witness Andria N. Middleton

_____
Printed Name

_____
Witness
Lakecia Walker

_____
Printed Name

STATE OF Florida)

COUNTY OF Duval)

The foregoing instrument was hereby acknowledged before me this 22 day of October, 2015, by Tammy L. Powell who is a/the Assistant Vice President of DITECH FINANCIAL, LLC f/k/a GREEN TREE SERVICING, LLC, on behalf of said company. He/she is personally known to me or has produced driver license(s) as identification.

_____
Notary Public

Edward Acierno
Printed Name
Serial Number: _____

My commission expires: 4/5/19

Notary Public State of Florida
Edward Acierno
My Commission FF 217329
Expires 04/05/2019

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 $ 132,700.00 , 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

Subscribed and sworn to before me this the 28 day of October, 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nathaniel Protzman, Notary Public
Moon Twp., Allegheny County
My Commission Expires March 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public
My Commission Expires: March 4 2018

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 Information Systems Network Corp
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107

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.

Exhibit "A"

All that certain parcel of land in Davidson County, Tennessee, being known as: Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Goodletttsville Heights, Section III, a plat of which is of record in Book 1835, Page 98, Register's Office for said county.

Said Lot 34 fronts 125 feet on the east side of Dickerson Road (U.S. 41-E), and runs back 247.9 feet on the north line and 201.7 feet on the south line, and shows 133.8 feet on the rear line.

Property Address: 9188 S. Dickerson Road, Goodlettsville, TN 37072

Tax ID#: 25-16-15-00

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