FILE NO.: BAC-12-00580

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|---|---|
| Davidson County | DEEDWARRSP |
| Recvd: 03/08/16 14:58 | 3 pgs |
| Fees:17.00 Taxes:0.00 | |
| **20160308-0022237** | |

PREPARED BY AND RETURN TO:
RUBIN LUBLIN TN, PLLC
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103

# SPECIAL WARRANTY DEED

| Name and Address of New Owner: | Improved Property Known as: | Send Tax Bills to: |
|---|---|---|
| SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108 | 3901 HUTSON AVE NASHVILLE, TN 37216 | SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108 |

MAP PARCEL NUMBER: 061 100 041.00

THIS INDENTURE, dated July 23rd, 2014, between **BANK OF AMERICA, N.A.** Grantor, whose address is 7105 Corporate Drive, Plano, TX 75024 and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns whose address is c/o Michaelson, Conner, and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, its successors and assigns, the following described property, situated in Davidson County, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 191 ON THE MAP OF MAPLEWOOD HEIGHTS SECOND SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 103 AND 104, REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THIS DESCRIPTION IS AN OAKWOOD HOMES MANUFACTURED HOME, SUNRISE DREAM MODEL, MODEL 3519, VIN OW57580GA A&B, WHICH HAS BECOME AND IS INTENDED TO AFFIX SUCH AS THAT MANUFACTURED HOUSING UNIT IS AN IMPROVEMENT TO AND MADE PART OF THE REAL PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NUMBER 20130621-0063932, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**This entity is tax exempt.**

FILE NO.: BAC-12-00580

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persona claiming by, through and under the Grantor.

SUBJECT TO any Subdivision Restrictions, Building Lines and Easements, if any, of record in said Register's Office.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 23rd DAY OF July, 2014.

**BANK OF AMERICA, N.A.**

By: _____ 7/23/14 (L.S.)
Printed Name: James Francis Bluemle
Title: Assistant Vice President (AVP)

STATE OF Pennsylvania
COUNTY OF Allegheny

Before me, Melanie Jo Costantino [Notary Public], of the State and County aforesaid, personally appeared James Francis Bluemle, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself/herself to be the AVP [title] of BANK OF AMERICA, N.A., the within named bargainor, and that he/she as such AVP [title], executed the foregoing instrument for the purpose therein contained, by signing the name of BANK OF AMERICA, N.A., by himself/herself as such AVP.

WITNESS my hand and seal, this 23 day of July, 2014.

Melanie Jo Costantino
Notary Public

My commission expires: 4-8-18
(Notary Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Jo Costantino, Notary Public
Bellevue Boro, Allegheny County
My Commission Expires April 8, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**AFFIDAVIT OF VALUE**

STATE OF Pennsylvania
COUNTY OF Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is *$98,674.91, (*TAX EXEMPT GOVERNMENT ENTITY) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand this 23 day of July, 2014.

_____
Affiant Printed Name James Francis Bluemle
Title: Assistant Vice President of Bank of America, N.A.

Subscribed and sworn to before me on
this the 23 day of July, 2014.

Melanie Jo Costantino
Notary Public
My commission expires: 4-8-18
(Notary Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Jo Costantino, Notary Public
Bellevue Boro, Allegheny County
My Commission Expires April 8, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

# True Copy Certification

I, Victor Kang, 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.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Courtni Diggins, a Notary Public for this county and state, Victor Kang who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FEB 26 2016

Date

Notary's Signature

My Commission Expires: 11-15-19

Notary' Seal (if on paper)

COURTNI DIGGINS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES Nov. 15, 2019