Davidson County DEEDWARRSP
Recvd: 04/18/16 09:08 6 pgs
Fees:32.00 Taxes:0.00
20160418-0036752

Commitment Number: 3415385

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Information Systems Networks Corp. Shepherd Mall Office Complex 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135 08005.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Feb 24, 2016, by and between **DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING**, whose mailing address is **301 W. BAY ST., JACKSONVILLE, FL 32202**, hereinafter grantor, and party of the first part, for $1.00 (One Dollar and Zero Cents) in consideration paid grants with covenants of special warranty to **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, hereinafter grantee, party of the second part, whose tax mailing address is **Information Systems Networks Corp. Shepherd Mall Office Complex 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $1.00 (One Dollar and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **109 SMITH SPRINGS CT., NASHVILLE, TN 37217**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor warrants against all lawful claims of any person, claiming by, through or under grantor, but against no others.

Parcel ID: 135 08005.00

Exhibit A

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit: Being Lot No. 7, on the Plan of Springwood Place Subdivision, of record in Plat Book 6200, Page 911, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ditech Financial LLC F/K/A Green Tree Servicing.
Recorded on 2/01/2016, Document #20160201-0009320

Executed by the undersigned on Feb 24, 2016:

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING

By: Tammy L. Powell

Name: Tammy L. Powell

Its: Assistant Vice President

STATE OF Florida)

COUNTY OF Duval)

The foregoing instrument was acknowledged before me and signed in my presence this 24 day of February, 2016, by Tammy L. Powell the Assistant Vice President of **DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING** on behalf of said corporation.

Witness my hand and seal, this 24 day of Feb. 2016.

Notary Public **Jocelyn Ng** My Commission Expires 04/05/2019

Notary Public State of Florida
Jocelyn Ng
My Commission FF 217340
Expires 04/05/2019

State of Florida
County of Duval

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24 day of February, 2016.

Affiant

Tammy L. Powell

Print Name

(Seal)

Notary Public

My commission expires:

04/05/2019

Jocelyn Ng

Print Name

CTIC# FF 217340

Notary Public State of Florida
Jocelyn Ng
My Commission FF 217340
Expires 04/05/2019

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