Tennessee FHA
S&I #: 15-102324
Davidson COUNTY

Davidson County	DEEDWARRSP
Recvd: 05/03/16 10:02	3 pgs
Fees:17.00 Taxes:0.00	
20160503-0043292	

SPECIAL WARRANTY DEED

THIS DEED, between Wells Fargo Bank, NA, hereinafter called Grantor, and the **SECRETARY OF HOUSING and URBAN DEVELOPMENT, his successors and assigns,** hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 71 on the Plan of Pebble Creek Subdivision, Section Two, of record in Book 5210, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Angela Sullens, unmarried, by Warranty Deed from Roger D. Sullens and Carolyn S. Sullens, husband and wife, .dated August 7, 1998 and recorded August 26, 1998 in Book 11082, Page 289, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Donald E. Hane by Quitclaim Deed from Angela Sullens, unmarried, dated March 27, 1999 and recorded March 29, 1999 in Book 11403, Page 330, Register's Office for. Davidson County, Tennessee, AND;

Being the same property conveyed to Angela D. Sullens by Quitclaim Deed from Donald E. Hane, unmarried, dated April 1, 1999 and recorded April 1, 1999 in Book 11411, Page 418, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Angela D. Hane, a married woman, by Quit Claim Deed from Angela D. Hane, formerly known as Angela D. Sullens, a now married woman who acquired title as a single woman, dated September 23, 2006 and recorded October 5, 2006 in Instrument Number 20061005-0123743, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2002KS4 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated June 4, 2009 and recorded June 9, 2009 in Instrument Number 20090609-0053479, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantor(s) by deed of record in Instrument Number 20091005-0092220, Register's office for Davidson County, Tennessee.

For prior title, see Substitute Trustee's Deed of record in Instrument # 20151016-0105449 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Wells Fargo Bank, NA

BY:_____
Asahia Brooks
Vice President Loan Documentation
Wells Fargo Bank NA
10/20/2015

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 20th day of October 2015 by ***Asahia Brooks Vice President Loan Documentation****; on behalf of Wells Fargo Bank, N.A., a national banking association. Asahia Brooks* [ ] *is personally known to me or* [x] *produced satisfactory evidence of identification.*

*Notary Public*_____
My commission expires 10/16/2017

DORIS R PHILLIPS
Notary Public - South Carolina
My Commission Expires
October 16, 2017

NO TAX/GOVERNMENTAL AGENCY. 42 U.S.C. § 3532

Property Address: 4948 Pebble Creek, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Secretary of Housing and Urban Development
Information Systems & Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107

S&I File # 15-102324

Map & Parcel - 149 06 0 019.00

PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
10130 Perimeter Parkway
Suite 400
Charlotte, NC 28216
(704)333-8107
Fax (704)333-8156

True Copy Certification

I, Lori Zammit, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Michelle Toney, a notary public for this county and state, Lori Zammit who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed,

Notary's Signature

My Commission Expires: March 26, 2018
Notary' Seal (if on paper)

MICHELLE TONEY
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires March 26, 2018