FILE NO.: BAC-13-02954

Davidson County	DEEDWARRSP
Recvd: 05/18/16 09:34	3 pgs
Fees:17.00 Taxes:0.00	
20160518-0049469	

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 Information Systems & Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107	206 FRIENDSHIP DR GOODLETTSVILLE, TN 37072	SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns c/o Information Systems & Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107

MAP PARCEL NUMBER: 03312009400

THIS INDENTURE, dated November 5, 2015, between **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP** 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 Information Systems & Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF GATEWAY, SECTION I, OF RECORD IN BOOK 3300, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

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 QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20140207-0011024, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This entity is tax exempt.

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.

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FILE NO.: BAC-13-02954

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 5 DAY OF November, 2015.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

By: [illegible] (L.S.)
Printed Name: Roderick R Spicer
Title: Assistant Vice President (LA P)

STATE OF Arizona
COUNTY OF Maricopa

Before me, Deborah King [Notary Public], of the State and County aforesaid, personally appeared Roderick R Spicer, 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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, 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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, by (himself/herself) as such

WITNESS my hand and seal, this 5 day of November, 2015

Deborah King
Notary Public Deborah King
My commission expires: August 7, 2016
(Notary Seal)

DEBORAH KING
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 7 2016

AFFIDAVIT OF VALUE

STATE OF [illegible]
COUNTY OF [illegible]

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 *$144,057.04, (*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 _____ day of November, 2015.

[illegible]
Affiant Printed Name [illegible]
Title: [illegible]

Subscribed and sworn to before me on
this the 5 day of November, 2015.

[illegible]
Notary Public Deborah King
My commission expires: August 7, 2016
(Notary Seal)

DEBORAH KING
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 7 2016

True Copy Certification

I, Jeffery Horn, 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, Jeffery Horn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MAY 13 2016
Date

Notary's Signature

My Commission Expires: Nov 15, 2019
Notary' Seal (if on paper)

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