File #12-06780

Davidson County DEEDWARRSP
Recvd: 06/28/16 16:19 5 pgs
Fees:27.00 Taxes:0.00
20160628-0066074

Prepared By and Return to:
Patrick Taggart, Esq.
McCurdy & Candler, L.L.C.
3525 Piedmont Road NE
Building 6, Suite 700
Atlanta, GA 30305

**Mail Tax Notices to and Property Owner:**
Secretary, Department of Housing & Urban Development of Washington, D.C.
c/o Michaelson, Connor and Boul
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

# SPECIAL WARRANTY DEED

**STATE OF** FLORIDA
**COUNTY OF** DUVAL

THIS INDENTURE made on 12-20, 2013, between **JPMorgan Chase Bank, N.A.**, as Grantor and the **Secretary of Housing & Urban Development, its successors and assigns,** whose address is 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, the Grantee.

WITNESSETH: That Grantor for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee the property described in Exhibit "A".

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, Grantee's heirs and assigns, forever, in Fee Simple.

AND THE SAID Grantor, for Grantor, Grantor's heirs, executors, administrators, successors and assigns will warrant and forever defend the right and title to the above-described property, unto the said Grantee, Grantee's heirs, successors and assigns, against the lawful claim of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the said Grantor has executed the indenture under seal the day and year first above written.

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**JPMorgan Chase Bank, N.A.**

BY: _____ 12-20-13
Name: Milanka Lalovic
Title: Vice President

STATE OF Florida

COUNTY OF Duval

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Milanka Lalovic with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself/himself to be the Vice President of **JPMorgan Chase Bank, N.A.**, the within named bargainor, and as such being duly authorized to do so, executed the foregoing instrument for the purpose therein contained by signing for and in behalf of the above named company.

Witness my hand and seal this 20 day of December, 2013.

M. A. SMITH
Notary Public - State of Florida
My Commission Expires Nov 17, 2017
Commission # FF 62101

_____ 12.20.13
Notary Public M.A. Smith
**Notary Public State of Florida**
My commission expires: 11.17.17

**GOVERNMENT ENTITY---NO TAXES REQUIRED**

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Maria Yoder, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock, AR this 28th day of June, 2016.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

Matt R.
Notary Public

My Commission Expires: 4-25-2024

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**Exhibit "A"**

Land in Davidson County, Tennessee, Being Lot No. 46 on the Plan of Phase 5B Waterford, of record in Plat Book 7900, Pages 838-839, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to JPMorgan Chase Bank, N.A. by Deed of record in Instrument No. 201312090124745, Davidson County Registers Office.
Subject to easements and restrictive covenants, if any, of record in the Registers Office for said County together with any modifications and amendments thereto.
Parcel ID No.: 053-06-0B-077.00

# True Copy Certification

I, Millicent Garrett, 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.

Millicent Garrett

Signature

State of ARKANSAS

County of PULASKI

Personally appeared before me, Tanisha Davis, a notary public for this county and state, Millicent Garrett 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: 7/12/2024

Notary' Seal (if on paper)

**TANISHA DAVIS**
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

251334-SWD