**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA**

**GRANTEE(s)**
**The Secretary of Housing and Urban Development, his/her successors and/or assigns**

This Instrument Prepared By:
*WILSON & ASSOCIATES, P.L.L.C.*
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

**Davidson County DEEDWARRSP**
**Recvd: 08/10/16 11:30 3 pgs**
**Fees:17.00 Taxes:0.00**
**20160810-0083201**

# SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, *Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA, a corporation organized under and by virtue of the laws of the United States ("Grantor), by its Vice President and its Assistant Secretary, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by The Secretary of Housing and Urban Development, his/her successor and/or assigns ("Grantee"), c/o Michaelson, Connor & Boul, Inc., 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 44 on the Map of S. A. Champion's Subdivision, of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee.

Said Lot front 50 feet on the westerly side of 21st Avenue North and runs back Between lines 154 feet to an alley on which it measures 50 feet.

Being the same property conveyed to Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA by Trustee's Deed recorded September 11, 2012, as Instrument No. 20120911-0082140, Register's Office for Davidson County, Tennessee.

More commonly known as: 1619 21st Avenue N, Nashville, Tennessee 37208

Tax Parcel No.: 0811-0-134.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of *Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA is hereunto affixed by its Vice President and its Assistant Secretary, this 5 day of June, 2015.

*JPMorgan Chase Bank, NA
as Attorney-in-Fact for

* Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA

By: _____ JUN 05 2015
Ariane Moore
Title: Vice President

ATTEST:

By: _____ JUN 05 2015
Mark Emch
Title: Assistant Secretary

ACKNOWLEDGMENT

STATE OF Ohio

COUNTY OF Franklin

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Ariane Moore and Mark Emch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such persons to be the president (or other such officers authorized to execute the instrument) of *Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA, the within-named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Gahanna this 5 day of June, 2015.

Caitin Marquardt JUN 05 2015
Notary Public Caitin Marquardt

NOTARIAL SEAL STATE OF OHIO
CAITIN MARQUARDT
Notary Public, State of Ohio
My Commission Expires 08-10-2019

My Commission Expires: 08/10/2019

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 $87,274.14, 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.

JPMorgan Chase Bank, NA Ariane Moore JUN 05 2015
Vice President

ACKNOWLEDGMENT

STATE OF Ohio

COUNTY OF Franklin

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Ariane Moore, with whom 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 Gahanna this 5 day of June, 2015.

Caitin Marquardt JUN 05 2015
Notary Public Caitin Marquardt

My Commission Expires: 08/10/2019

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**

The Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

FHA No. 483-3597318-703

NOTARIAL SEAL STATE OF OHIO
CAITIN MARQUARDT
Notary Public, State of Ohio
My Commission Expires 08-10-2019

## True Copy Certification

I, Lina Nguyen, 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 ARKANSAS

County of PULASKI

Personally appeared before me, Corey Green, a notary public for this county and state, Little Rock, AR who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Corey D. Green
Notary's Signature

My Commission Expires: 12-18-2024
Notary' Seal (if on paper)

NOTARY ARKANSAS PUBLIC
COREY D. GREEN
No. 12402356
PULASKI COUNTY
Commission Expires 12-18-2024