This instrument prepared by:
George R. Arrants, Jr.
800 S. Gay Street, Ste 2500
Knoxville, TN 37929

Davidson County DEEDWARRSP
Recvd: 10/11/16 10:54 5 pgs
Fees:27.00 Taxes:0.00
20161011-0107277

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THE SECRETARY OF HOUSING & URBAN DEVELOPMENT ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS	**SAME**	**026 07 0 057.00**
C/O ISN CORPORATION SHEPHERD MALL OFFICE COMPLEX, 2401 NW 23RD STREET, SUITE 1D		
OKLAHOMA CITY , 73107		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BANK OF AMERICA, N.A.** has this day bargained and sold, and do hereby transfer and convey unto the said **THE SECRETARY OF HOUSING & URBAN DEVELOPMENT ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS**, the Grantee herein, its successors, assigns and legal representatives, certain real estate in **DAVIDSON** County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 163 ON THE PLAN OF WINDSOR GREEN, PHASE 1, SECTION 3, OF RECORD IN PLAT BOOK 6250, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to **BANK OF AMERICA, N.A.** by **SUCCESSOR TRUSTEE'S DEED** recorded on **7/28/2016** at Instrument No. 20160728-0077817 in the Register's Office of **DAVIDSON** County, Tennessee.

Property known as: **105 WELSHWOOD COURT, GOODLETTSVILLE, TN 37072.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, assigns and legal representatives forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, assigns and legal representatives, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this September 30, 2016 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BANK OF AMERICA, N.A.

By: [signature] 9-30-16

Name: Gabrielle Lynn Carmody

Title: Assistant Vice President (AVP)

STATE of Arizona

COUNTY of Maricopa

Before me, Devon C Tellin, the undersigned officer, on this, the 30 day of September, 2016 personally appeared Gabrielle Lynn Carmody, ☐ known to me or, ☒ through production of Drivers License as identification, who identified her/himself to be the AVP of **BANK OF AMERICA, N.A.**, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)

DEVON C TELLIN
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
January 27, 2020

Devon C Tellin 9-30-16
Notary Public
Printed Name: Devon C Tellin
Notary Public, State of Arizona
Commission No.: 499835
My Commission Expires 1-27-2020

I/WE hereby swear or affirm that actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ **EXEMPT**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Bank of America, N.A.

9-30-16

Affiant Gabrielle Lynn Carmody
Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa

Subscribed and sworn before me this 30 day of September, 2016.

(seal)

DEVON C TELLIN
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
January 27, 2020

Devon C Tellin 9.30.16

Notary Public
My Commission Expires: 1-27-2020

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 026 (BOOK) - 07 (MAP) - 0057 (PARCEL) - 000 (SPLIT LETTER)

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:
Bank of America, N.A., A National Association
7105 Corporate Drive
Plano., TX 75024

3. (a) BUYER'S NAME AND ADDRESS:
The Secretary of Housing & Urban Development, c/o Information Systems & Networks Corporation, Shepherd Mall Office Complex
2401 NW 23rd, ST., Suite ID, Oklahoma City, OK 73107

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
105 WELSHWOOD COURT
GOODLETTSVILLE, TN 37072

5. MAIL TAX BILL TO:
The Secretary of Housing & Urban Development, c/o Information Systems & Networks Corporation, Shepherd Mall Office Complex
2401 NW 23rd, ST., Suite ID, Oklahoma City, OK 73107

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d or h** in Item 6 above, please check **one** of the following:

☐ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☒ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 10 00

12. DATE OF SALE (Numeric Digits): 09 / 2016 (Month / Year)

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ _____ 00

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ 0 00 **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Erica White, Stewart Title Company
500 N. Broadway, Suite 900
St. Louis, MO 63102 Phone 314-236-6562

18. LEGAL DESCRIPTION *(attach copy if necessary)*:
SEE ATTACHED EXHIBIT "A"

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent Erica White - Ops. Manager, Stewart Title

State of Missouri, County of St. Louis

Subscribed and sworn to before me on this 7th day of October 20 16

Notary Public _____

Notary Expiration Date 1/26/18

KATHLEEN N. WASHINGTON
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission Number 14742961
My Commission Expires Jan 26, 2018

Signature of Buyer/Agent Erica White - Ops. Manager, Stewart Title

State of Missouri, County of St. Louis

Subscribed and sworn to before me on this 7th day of October 20 16

Notary Public _____

Notary Expiration Date 1/26/18

KATHLEEN N. WASHINGTON
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission Number 14742961
My Commission Expires Jan 26, 2018

Certificate of Authenticity

I, Erica Z White, 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

Erica Z. White AVP
Stewart Title

State of MISSOURI

County of St. Louis City

Personally appeared before me, Kathleen N. Washington, a notary public for this county and state, St. Louis City, Missouri 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: 1/26/18.

Notary's Seal (If on paper)

KATHLEEN N. WASHINGTON
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission Number 14742961
My Commission Expires Jan 26, 2018