Davidson County DEEDWARRSP
Recvd: 01/11/17 15:15 6 pgs
Fees:32.00 Taxes:0.00
20170111-0003370

Type of Document: Special Warranty Deed

Date of Document: 10/11/2016

Grantor (s): DITECH FINANCIAL LLC

Grantee (s)(lender):THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Being the same property as conveyed in deed recorded on 08/26/16 #20160826-0089760 from Ditech Financial LLC to Secretary of Housing & Urban Development

THIS INSTRUMENT
PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
11100 66th Street N., Suite 28
Largo, FL 33773
1-866-878-9765

When Recorded Return To:
ServiceLink
1400 Cherrington Parkway
Moon Township, PA 15108

New Owner(s) Address & Mail Tax Statements To:
The Secretary of Housing & Urban Development c/o Information Systems Network Corp Shepherd Mall Office Complex -2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107

Property Tax ID#: 032 13 0 057.00
Ref. #: 160264179

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 14th day of October, 2016, by and between DITECH FINANCIAL LLC, its successors and/or assigns, whose address is 301 W. Bay St, Jacksonville, FL 32202, Grantor, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, its successors and/or assigns, whose address is c/o Information Systems Network Corp, Shepherd Mall Office Complex – 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107, Grantee.

Witnesseth:

That for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 4301 Falling Leaf Lane, Nashville, TN 37207

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

DITECH FINANCIAL LLC

By: _____ Title: Assistant Vice President

Leah Rowe

Printed Name

State Of Texas

County Of Dallas

Before me, Trameca Cornett, on this day personally appeared Leah Rowe, known to me or proved to me on the oath of personally known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of October, 2016.

_____
Notary Public's Signature Trameca Cornett

My Commission Expires: 04/14/20

TRAMECA CORNETT
Notary Public, State of Texas
Comm. Expires 04-14-2020
Notary ID 130619302

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 26,875.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant Leah Rowe Assistant Vice President

Subscribed and sworn to before me this the 11th day of October, 2016.

TRAMECA CORNETT
Notary Public, State of Texas
Comm. Expires 04-14-2020
Notary ID 130619302

Notary Public Trameca Cornett
My Commission Expires: 04-14-20

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
The Secretary of Housing & Urban Development
c/o Information Systems Network Corp
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF SECTION 4, TIMBERTRAIL OF RECORD IN BOOK 5200, PAGE 634, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Property Address: 4301 Falling Leaf Lane, Nashville, TN 37207

Tax ID#: 032 13 0 057.00

True Copy Certification

I, Emily J. Riley, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley 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: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019