BILL GARRETT, Davidson County
Trans:T20170023712 DEEDWARRSP
Recvd: 03/21/17 09:04 2 pgs
Fees:12.00 Taxes:0.00
20170321-0027231

THIS INSTRUMENT PREPARED BY:
WEISS & CUMMINS, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296
WC #1779-127423-FC

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22 day of December, 2016 by and between Flagstar Bank, FSB, hereinafter called Grantor, and, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, DC, his successors and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows: Land in Davidson County, Tennessee, being Unit No. 92 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown on Exhibit "A-1" to the First Supplemental Declaration to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Deed of record in Register's Instrument No 201611300125357 Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named entity grantor has caused this instrument to be executed by and through its duly authorized officers, this 22 day of December, 2016.

Flagstar Bank, FSB by LoanCare, LLC as Attorney-in-Fact under a Limited Power of Attorney

BY: _____
Patricia Miner Assistant Secretary

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned Notary Public in and for said County and State, personally appeared Patricia Miner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged such person to be the Assistant Secretary, of LoanCare, LLC as Attorney-in-Fact under a Limited Power of Attorney for Flagstar Bank, FSB, the within named entity, and that such Patricia Miner executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the entity as Assistant Secretary.

Witness my hand and Official Seal at office this 22 day of December, 2016.

_____
Notary Public

My Commission Expires: August 22, 2020

TERRI ALSTON
MY COMMISSION # GG 023436
EXPIRES: August 22, 2020
Bonded Thru Budget Notary Services

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Property Address: 1209 Bainbridge Drive, Nashville, TN 37211
Parcel # 161-06-0A-092.00CO

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to:
Department of HUD
c/o Information Systems & Network
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value,
whichever is greater, for this transfer is $****EXEMPT****

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Dec, 2016.

_____
Notary Public
My Commission Expires:

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 07-14-2020

Special Warranty Deed/Kayla Gooch