Davidson County DEEDWARRSP
Recvd: 04/21/17 09:46 5 pgs
Fees:27.00 Taxes:0.00
20170421-0039155

This Instrument Prepared By:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
11100 66th Street 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#: 135080A85900CO
Ref. #: 160268395

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 31 day of October, 2016, by and between BANK OF AMERICA, N.A., its successors and/or assigns, whose address is 7105 Corporate Drive, Plano, TX 75024, 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: 859 Long Hunter Court, Nashville, TN 37217

Being the same property as conveyed from Secretary of Housing and Urban Development to Bank of America, N.A., as described as Instrument No. 20130708-0070498, recorded 07/08/2013, in Davidson County Records.

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.

BANK OF AMERICA, N.A.

By: arlettegomez 10/31/16 Title: Assistant Vice President

Arlette Akouyo Gomez-Kpanton
Printed Name

STATE OF ARIZONA }

COUNTY OF MARICOPA }

SWORN TO and subscribed before me this 31 day of October, 2016, by Arlette Akouyo Gomez-Kpanton, as an Assistant Vice President of BANK OF AMERICA, N.A. He/she ( ) is personally known to me or (X) produced Driver License as identification.

DEBORAH KING
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 6, 2020

Deborah King 10/31/16
NOTARY PUBLIC Deborah King

My commission expires on: August 6, 2020

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 $68,200.00, 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.

Bank of America N.A

Arlette Gomez 10/31/16
Affiant Arlette Akouyo Gomez-Kpronton
Assistant Vice President

Subscribed and sworn to before me this the 31 day of October, 2016.

State of Arizona
County of Maricopa

Deborah King 10/31/16
Notary Public Deborah King
My Commission Expires: August 6, 2020

DEBORAH KING
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 6, 2020

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"

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows:

BEING UNIT NO. 859, ON THE PLAN OF TRACT #19, NASHBORO VILLAGE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Tax ID: 135080A85900CO

Property Address: 859 Long Hunter Court, Nashville, TN 37217

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
Mason Twp, Allegheny County
My commission expires May 06, 2019