Davidson County	DEEDWARRSP
Recvd: 05/16/17 15:44	5 pgs
Fees:27.00 Taxes:0.00	
20170516-0048639	

THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
11100 66th Street North 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#: 149 02 0B 158.00
Ref. #: 160418104

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 10th day of April, 2017, by and between FIFTH THIRD MORTGAGE COMPANY, its successors and/or assigns, whose address is 5001 Kingsley Drive, Cincinnati, OH 45227, Grantor, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Washington, D.C., 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: 948 Strand Fleet Drive, Antioch, TN 37013

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

Being the same property conveyed to Fifth Third Mortgage Company by deed from Dederick A. Yeargin and Christine Yeargin, by deed recorded 01/03/2017, as Instrument No. 20170103-0000044 in Davidson County Records.

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.

FIFTH THIRD MORTGAGE COMPANY

By: _____

Printed Name Rhonda Jinks
Vice President

Title: _____

By: _____

Printed Name Kelly Drinan
Officer

Title: _____

STATE OF Ohio)

COUNTY OF Hamilton)

The foregoing instrument was acknowledged before me this 6th day of April, 2017, by Rhonda Jinks who is a/the Vice President, and Kelly Drinan who is a/the Officer of FIFTH THIRD MORTGAGE COMPANY, a Ohio Corporation, on behalf of the corporation.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____

Notary Public
Printed Name: Dawna M. West

My commission expires: May 18, 2020

NOTARY PUBLIC STATE OF OHIO

DAWNA M. WEST
Notary Public, State of Ohio
My Commission Expires
May 18, 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 $60,700.00, 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

Rhonda Jinks
Vice President

Subscribed and sworn to before me this the 6th day of April, 2016

Notary Public
My Commission Expires: May 18, 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

NOTARY PUBLIC STATE OF OHIO

DAWNA M. WEST
Notary Public, State of Ohio
My Commission Expires
May 18, 2020

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 SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 194-B ON THE PLAN OF ZONE LOT DIVISION LOTS 187 THRU 191 AND 193 THRU 195, PICCADILLY SQUARE, PHASE II OF RECORD IN PLAT BOOK 6250, PAGE 93 AND AMENDED IN PLAT BOOK 6900, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Tax ID: 149 02 0B 158.00

Property Address: 948 Strand Fleet Drive, Antioch, TN 37013

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