Davidson County DEEDWARRSP
Recvd: 08/07/17 15:30 6 pgs
Fees:32.00 Taxes:0.00
20170807-0080774

Commitment Number: 3404132

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Information Systems Networks Corp. Shepherd Mall Office Complex 2401 NW 23rd Street Suite 1D Oklahoma City OK 73107

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
05015018600

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Jan 5, 2016, by and between **TENNESSEE HOUSING DEVELOPMENT AGENCY**, whose mailing address is **502 Deaderick St., 3rd Floor, Nashville, TN 37243**, hereinafter grantor, and party of the first part, for $1.00 (One Dollar and Zero Cents) in consideration paid grants with covenants of special warranty to **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, hereinafter grantee, party of the second part, whose tax mailing address is **Information Systems Networks Corp. Shepherd Mall Office Complex 2401 NW 23rd Street Suite 1D Oklahoma City OK 73107**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $1.00 (One Dollar and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **3178 ROBWOOD DR., NASHVILLE, TN 37207**.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Substitute Trustee's Deed recorded at 20140114-0003454 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 05015018600

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 453, AS SHOWN ON THE MAP ENTITLED SECTION THREE, PARKWOOD ESTATES, OF RECORD IN BOOK 3300, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. Being the same property as conveyed from Jessica D. Binkley, Substitute Trustee to Tennessee Housing Development Agency, as described in Inst # 20140114-0003454, Dated 01/10/2014, Recorded 01/14/2014 in DAVIDSON County Records. Tax ID: 05015018600

Executed by the undersigned on Jan 5, 2016:

TENNESSEE HOUSING DEVELOPMENT AGENCY by and through its servicer and authorized agent, U.S. Bank National Association.

By: Paula G Martin

Paula G. Martin
Printed Name

Title: Vice President

STATE OF KENTUCKY)

COUNTY OF DAVIESS)

The foregoing instrument was acknowledged before me this 5 day of January, 2016, by Paula G. Martin who is a/the Vice President, of Tennessee Housing Development Agency by and through its servicer and authorized agent, U.S. Bank National Association, on behalf of the corporation.

Angela M. Ward
Notary Public, State at Large

My Commission Expires 12/2/17

ANGELA M. WARD
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm Expires 12/2/17

State of Pennsylvania
County of Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $81,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4th day of August, 2017.

Kathryn Greco
Affiant

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TAMARA L. CLAWSON, Notary Public
North Sewickley Township, Beaver County
My Commission Expires May 23, 2020

Kathryn Greco
Print Name

(Seal)

Tamara L. Clawson
Notary Public

My commission expires:

May 23, 2020

Tamara L. Clawson
Print Name

CTIC# 129552

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