Davidson County DEEDWARRSP
Recvd: 08/28/17 11:08 5 pgs
Fees:27.00 Taxes:0.00
20170828-0087976

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#: 03312009400
Ref. #: 160335272

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 7 day of December, 2016, by and between BANK OF AMERICA, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, 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: 206 Friendship Drive, Goodlettsville, TN, 37072

Being the same property as conveyed from Tim Brandt, Authorized Agent, to Bank of America, N.A., as described in Instrument No. 20161101-0115541, recorded 11/01/2016, 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., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP

By: Elsa Segui 12-7-2016 Title: ASSISTANT Vice President (AVP)

ELSA Rebeca Segui
Printed Name

STATE OF Arizona }

COUNTY OF Maricopa }

SWORN TO and subscribed before me this 7th day of December, 2016, by ELSA Rebeca Segui, as an AVP of BANK OF AMERICA, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP. He/she (___) is personally known to me or (X) produced AZ Driver's License as identification.

Rosemary Trujillo 12-7-16
NOTARY PUBLIC Rosemary Trujillo

My commission expires on: October 1, 2019

ROSEMARY TRUJILLO
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
October 1, 2019

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 $137,300.00, 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
Elsa Aguirre 12-7-2016
Affiant ELSA. Rebeca Seguc
ASSISTANT Vice President (AVP)

Subscribed and sworn to before me this the 7th day of December, 2016.

State of Arizona
County of Maricopa

Rosemary Trujillo 12-7-16
Notary Public Rosemary Trujillo
My Commission Expires: October 1, 2019

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

ROSEMARY TRUJILLO
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
October 1, 2019

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 COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS;

BEING LOT NO. 50 ON THE PLAN OF GATEWAY, SECTION 1, OF RECORD IN BOOK 3300, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY AS CONVEYED FROM BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AS DESCRIBED IN INSTRUMENT NO.20160518-0049469, DATED 11/05/2015, RECORDED 05/18/2016, IN DAVIDSON COUNTY RECORDS.

Tax ID: 03312009400

Property Address: 206 Friendship Drive, Goodlettsville, TN, 37072

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