This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive
Suite D-220
Little Rock, AR 72211
(501)219-9388

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR
Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA

GRANTEE
The Secretary of Housing and Urban Development, his/her successors and/or assigns

Bill Garrett Davidson County
Batch# 42529 DEEDWARRSP
12/28/2017 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171228-0132082

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Wells Fargo Bank, NA, successor by merger to Wachovia Bank, NA, a corporation organized under and by virtue of the laws of the United State of America ("Grantor"), by Wells Fargo Bank NA successor by merger to Wachovia Bank NA, by JP Morgan Chase Bank, NA as attorney in fact for, by its Vice President and its Assistant Secretary, duly authorized by Power of Attorney, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by The Secretary of Housing and Urban Development, his/her successors and/or assigns ("Grantee"), c/o Information Systems & Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto their successors and/or assigns forever, the following-described lands, situated in Davidson County, TN, to wit:

Land in Davidson County, Tennessee, being Lot Number 44 on the Map of S. A. Champion's Subdivision, of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee.

Said Lot front 50 feet on the westerly side of 21st Avenue North and runs back Between lines 154 feet to an alley on which it measures 50 feet.

More commonly known as: 1619 21st Avenue N, Nashville, TN 37208

Being the same property conveyed to Grantor by deed recorded October 19, 2016, as Instrument No. 20161019-0110578, in the Register's Office for Davidson County, Tennessee.

Tax Parcel No.: 0811-0-134.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Wells Fargo Bank NA successor by merger to Wachovia Bank NA,by JP Morgan Chase Bank, NA as attorney in fact for, hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of Wells Fargo Bank NA successor by merger to Wachovia Bank NA,by JP Morgan Chase Bank, NA as attorney in fact for, is hereunto affixed by its Vice President and its Assistant Secretary, this 30 day of November, 2016.

Wells Fargo Bank NA successor by merger to Wachovia Bank NA,by JP Morgan Chase Bank, NA as attorney in fact for

By: Nijaz Pajic 11-30-16
Nijaz Pajic

Title: Vice President

W&A No. 208007
JPMorgan Chase Bank, N.A.
Special Warranty Deed

ATTEST:

By: 11-30-16

Title: Assistant Secretary

Nura Nadarevic

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Nijaz Pajic and Nura Nadarevic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such persons to be the president (or other such officers authorized to execute the instrument) of Wells Fargo Bank NA successor by merger to Wachovia Bank NA,by JP Morgan Chase Bank, NA as attorney in fact for, the within-named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Jacksonville this 30 day of NOV, 2016.

AMANDA WILLIAMS
Notary Public - State of Florida
Commission # FF 194412
My Comm. Expires Feb 10, 2018

Amanda Williams 11-30-16
Notary Public Amanda Williams

My Commission Expires: 02-10-18

Notary Public State of Florida

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,274.14, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Mara Yoder, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock, AR this 6th day of December, 2016.

MATT ROBINS
NOTARY PUBLIC
ARKANSAS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

Matt R.

Notary Public

My Commission Expires: 4-25-2024

Property Owner(s) or Agency Responsible for Payment of Taxes:
Secretary of Housing and Urban Development
c/o Information Systems & Networks Corporation
Shepherd Mall Office Complex
2401 NW 23rd St, Suite 1D
Oklahoma City, OK 73107
Tax Parcel No. 0811-0-134.00

W&A No. 208007
JPMorgan Chase Bank, N.A.
Special Warranty Deed

True Copy Certification

I, Lina Nguyen, do hereby make oath that I am 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 ARKANSAS
County of PULASKI

Personally appeared before me, Matt Robins, a notary public for this county and state, Lina Nguyen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

Notary's Signature

My Commission Expires: 4-25-2024
Notary' Seal (if on paper)

W&A No. 208007
JPMorgan Chase Bank, N.A.
Special Warranty Deed