AFTER RECORDING RETURN TO:
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Coraopolis, PA 15108
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This document prepared by:
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Parcel ID No.: 074 04 0 074.00

Karen Johnson Davidson County
Batch# 199457 DEEDWARRSP
02/26/2019 03:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190226-0017513

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 2nd day of November, 2018, by and between **PLANET HOME LENDING, LLC**, a mailing address of 321 Research Pkwy Ste 303, Meriden, CT 06450, hereinafter referred to as Grantor(s) and **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,** a mailing address of c/o Information Systems and Network Corp., Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107-2420, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in the Town of Hermitage, County of Davidson, and State of Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: **904 Hermitage Ridge, Hermitage, TN 37076**

Being the same property as conveyed from Robert J. Solomon, Successor Trustee to Planet Home Lending, LLC, in Instrument Number 20180926-0095526, dated 8/23/2018, recorded 9/26/2018, in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said 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 said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 2nd day of November, 2018.

PLANET HOME LENDING, LLC

By: _____

Print Name: Thomas O'Connell

Title: Sr. Vice President

STATE OF CT
COUNTY OF New Haven

Before me, Ashleylyn Cusano, a Notary Public, of the State and County mentioned, personally appeared Thomas O'Connell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sr. Vice President (insert title) of **PLANET HOME LENDING, LLC**, the within named Grantor and that such Sr. Vice President (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Meriden, CT, this 2nd day of November, 2018.

ASHLEY LYN CUSANO
My Commission
NOTARY
PUBLIC
EXPIRES
10-31-2019
CONNECTICUT

_____
Notary Public ASHLEY LYN CUSANO
My Commission expires: 10/31/19

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 Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

STATE OF Pennsylvania
COUNTY OF Allegheny

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $156,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant SHIRLEY SKOLNEKOVICH

Sworn to before me this 25 day of February, 2019.

Notary Public MIRELA DURATOVIC
My Commission Expires: March 22, 2022

Commonwealth of Pennsylvania - Notary Seal
Mirela Duratovic, Notary Public
Allegheny County
My commission expires March 22, 2022
Commission number 1251745
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:
The Secretary of Housing and Urban Development
c/o Information Systems and Network Corp.
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107-2420

Name and address of property owner:
The Secretary of Housing and Urban Development
c/o Information Systems and Network Corp.
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107-2420

EXHIBIT A
LEGAL DESCRIPTION

All that tract or parcel of land, situate in the Town of Hermitage, County of Davidson, and State of Tennessee, and being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 61, on the Plan of Section Twelve, Hermitage Hills, of record in Book 4675, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Property commonly known as: 904 Hermitage Ridge, Hermitage, TN 37076

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