Karen Johnson Davidson County
Batch# 234202 DEEDWARRSP
05/23/2019 01:48:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190523-0049074

This instrument prepared
by and return to:
Marinosci Law Group
14643 Dallas Parkway, Suite 750
Dallas, TX 75254
File No. 14-05706

ADDRESSES NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP PARCEL #: 82-14-A-35
(NAME) SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			(NAME) SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
(STREET ADDRESS OR ROUTE NUMBER) c/o Information Systems & Networks Corporation Shepherd Mall Office Complex 2401 NW 23rd Street, Suite 1D			(STREET ADDRESS OR ROUTE NUMBER) c/o Information Systems & Networks Corporation Shepherd Mall Office Complex 2401 NW 23rd Street, Suite 1D			
(City) Oklahoma City	(State) OK	(Zip) 73107	(City) Oklahoma City	(State) OK	(Zip) 73107	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 19 day of October 2018, ~~2017~~, by and between **BANK OF AMERICA, N.A.**, whose address is 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806 (hereinafter "Grantor") and the **SECRETARY OF THE DEPARTMENT OF HOSUING AND URBAN DEVELOPMENT**, its successors and assigns whose address is c/o Information Systems & Networks Corporation, Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107 (hereinafter "Grantee")

WITNESSETH:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and Sequatchie hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in County of Davidson, State of Tennessee, to-wit:

See Attached Exhibit 'A'

Being the same property conveyed to **Bank of America, N.A** by virtue of Quitclaim deed recorded 07/15/2013, Instrument #20130715-0072743, among the records of the Register's Office of Davidson County, Tennessee.

Commonly known as: 814 1ST AVENUE NORTH, NASHVILLE, TN 37201

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoove of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under Grantor.

IN WITNESS, WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officers on this . DAY OF October 2018.

Bank of America, N.A. by its attorney in fact,
Carrington Mortgage Services, LLC

By: _____
Name: Letxy Sosa
Title: Post Foreclosure Manager

State of: _____

County of: _____

Sworn to and subscribed before me on this _____ day of _____, 20_____ by _____
_____.

See Attached

WITNESS MY HAND AND OFFICIAL SEAL

_____
Notary Public's Signature

AFFIDAVIT OF VALUE

State of: California
County of: Orange

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $10.00*, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
***This conveyance is exempt from the payment of transfer tax as the transferee is a government entity.**

_____ 10.19.2018
Affiant: Letxy Sosa
Post Foreclosure Manager

Sworn to and subscribed before me on this _____ day of _____, 20_____ by _____
_____.

See Attached

Witness my hand and official seal

_____
Notary Public's Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On **October 19, 2018**, before me, **Patricia Laura Goguen**, **Notary Public**, personally appeared, **Letxy Sosa**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

PATRICIA LAURA GOGUEN
Commission # 2099686
Notary Public - California
Orange County
My Comm. Expires Feb 9, 2019

WITNESS my hand and official seal.

Signature Patricia Laura Goguen (Seal)

Patricia Laura Goguen, Notary Public

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SWP

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~ – is/~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA JURAT

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this **19th day of October 2018,** by **Letxy Sosa,** proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Patricia Laura Goguen (Notary Seal)

Signature

Patricia Laura Goguen, Notary Public

PATRICIA LAURA GOGUEN
Commission # 2099688
Notary Public - California
Orange County
My Comm. Expires Feb 9, 2019

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Off Value

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2006 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

Exhibit A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 814 AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF RIVERFRONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR RIVERFRONT CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20051221-0153160 AND AMENDED IN INSTRUMENT NO. 20051228-0155671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF RIVERFRONT CONDOMINIUMS, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20051221-0153160 AND AMENDED IN INSTRUMENT NO. 20051228-0155671, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

PROPERTY, KNOWN AS 814 FIRST AVENUE NORTH, NASHVILLE, TN 37201.

TAX ID #: 82-14-A-35

BY FEE SIMPLE DEED FROM RIVERFRONT CONDOMINIUMS PARTNERSHIP AS SET FORTH IN INSTRUMENT NO. 20060206-0014222 AND RECORDED ON 2/6/2006, DAVIDSON COUNTY RECORDS.

True Copy Certification

I, Bryce Montemayor, 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 Texas

County of Dallas

Personally appeared before me, Renee Reyna, a notary public for this county and state, Bryce Montemayor 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: 6/25/22
Notary' Seal (if on paper)

RENEE REYNA
Notary ID #126692453
Notary Public
STATE OF TEXAS
My Comm. Exp. Jun 25, 2022