BILL GARRETT, Davidson County
Trans:T20110004508 DEEDWARRSP
Recvd: 01/24/11 10:05 3 pgs
Fees:18.00 Taxes:377.03
20110124-0006348

K #: 10-004500

SPECIAL WARRANTY DEED

THIS DEED, between BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, organized and existing under the laws of the United States of America hereinafter called Grantor, and Renu Bala and Hardev ~~Sabai~~ Sahai husband and wife, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Exhibit "A"
File No: 10-4-163237
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 100, HAMILTON CROSSINGS TOWNHOMES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20040212-0016945, AS AMENDED IN INSTRUMENT NO. 20050701-0075731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060626-0076137 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100315-0019408, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Property Address: 3001 HAMILTON CHURCH ROAD #100, Antioch, TN 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Renu Bala and Hardev ~~Sabai~~ Sahai husband and wife
3001 Hamilton Church Rd #100
Antioch, TN 37013

S & K File # 10-004500

Map & Parcel - 16304-OA-100.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119

Env mail
555 Peabody Rd #7
Memphis TN 38117

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 7th day of May 2010.

BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing LP

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP

BY: Lucero Pena
Lucero Pena

IT'S: Assistant Secretary

STATE OF _____)
COUNTY OF _____)

See Attached

Before me, the undersigned, a notary public in and for said County and State, personally appeared _____with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be _____ (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, the within named bargainor, and that he or she as such _____(Officer) being authorized to do so, executed the foregoing instrument on behalf of BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing LP, as the _____(Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYSIDE HOME LOANS SERVICING LP, and declared that he or she as such _____(Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP, executed this instrument as the free act and deed of BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing LP

WITNESS my hand and official seal this _____day of _____, 2010.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Shelby

I 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 $ 101,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 27th day of August, 2010.

Notary Public

ROBERT SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

My commission expires: _____

California All-Purpose Acknowledgment

State of California)
) ss.
County of Ventura)

On May 7, 2010 before me, DeAnn Graham
Notary Public, personally appeared Liceto Pena

who proved to me on the basis of satisfactory evidence to be person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

WITNESS my hand and official seal.

Signature of Notary Public

DEANN GRAHAM
Commission # 1785099
Notary Public - California
Ventura County
My Comm. Expires Dec 14, 2011

OPTIONAL

Though the information below is not required by lay, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Documents: 3001 Hamilton Church Road

Document Dated: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer – Title(s): _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____