SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Collin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARIA E CASTILLO NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-11-12

Return to:
NA Title Corporation
3231 Sunset Boulevard
Suite B
West Columbia, SC 29169

TN11-10508

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Tidwell	Matthew Tidwell	
(NAME) 50 Valeria Street	(NAME) 804 Holt Grove Ct.	119-06-0-234.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS FOR BANK OF AMERICA FUNDING 2005-C, TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-C, BY BAC HOME LOANS SERVICING, LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING LP, BY BAC GP, LLC, ITS GENERALPARTNER, AS ATTORNEY-IN-FACT,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Matthew Tidwell,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly 1/2 of Lot Marked "Reserved" on the Map of Sterling Heights, Section 3, of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 80 feet on the east side of Picknell Drive and runs back between lines, 161.6 feet on the northerly line and 160.90 feet on the southerly line, to a dead line in the rear.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20100128-0007166, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all restrictive covenants, zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; (c) Restrictive Covenants and all matters appearing on the plan of record in Plat Book 1424, Page 113,sa id Register's Office.

unimproved ☐
This is improved ☒ property, known as 50 Valeria Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110012162 DEEDWARRSP
Recvd: 03/01/11 09:12 2 pgs
Fees:13.00 Taxes:170.20
20110301-0016268

Witness my hand this 24 day of January, 2011.

WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS FOR BANK OF AMERICA FUNDING 2005-C, TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-C

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

BY: _____
Walid M Mouneimne

IT'S: Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Walid M Mouneimne, 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 Asst. Secretary (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS FOR BANK OF AMERICA FUNDING 2005-C, TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-C, the within named bargainor, and that he or she as such Asst. Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS FOR BANK OF AMERICA FUNDING 2005-C, TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-C, as the Asst. Secretary (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS FOR BANK OF AMERICA FUNDING 2005-C, TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-C, and declared that he or she as such Asst. Secretary (Officer) of BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, executed this instrument as the free act and deed of WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS FOR BANK OF AMERICA FUNDING 2005-C, TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-C.

WITNESS my hand and official seal this 24 day of January, 2011.

_____
Notary Public

My Commission Expires: 4-11-12

MARIA E CASTILLO
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
04-11-12

return to: