SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 09/27/11 13:54 2 pgs
Fees:13.00 Taxes:132.37
20110927-0074798

RETURN TO:

NA Title Corporation
3231 Sunset Blvd, Suite B
West Columbia, SC 29169

STATE OF ~~TENNESSEE~~ SC
COUNTY OF Lexington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SOUTH CAROLINA NOTARY PUBLIC JESSICA LINDLER EXPIRES 2015

TN11-10732 11-0035831

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
Dalvin Mora and Ysis T. Martinez	Dalvin Mora and Ysis T. Martinez	
(NAME)	(NAME)	
1272 Massman Drive	272 Wilson St.	107-14-0A-032.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Perth Amboy, NJ 08861	
(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, **BANK OF AMERICA, NA**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DALVIN MORA AND YSIS T. MARTINEZ,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 32, ON THE PLAN OF COPPERFIELD TERRACE, OF RECORD IN PLAT BOOK 6250, PAGE 50, AND AS DESCRIBED AND SET FORTH IN THE MASTER DEED AT BOOK 6326, PAGE 790, BOTH OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BOTH TO WHICH REFERENCE IS HEREBY MADE AND THE SAME INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE DESCRIPTION OF SAID UNIT AND OF THE CONVEYANCE HEREBY MADE.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20110527-0040718, said Register's Office.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

This conveyance is subject to (a) 2011 real property taxes; (b) all 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; and (c) restrictive covenants of record in Book 6326, page 790, said Register's Office; and (d) all matters appearing on the plan of record in Book 6250, Page 50, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1272 Massman Drive, Nashville, TN 37217
(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.

Witness my hand this 2nd day of September, 2011.

BANK OF AMERICA, NA

BY: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, AS ATTORNEY IN FACT

BY: _____

IT'S: Judy Shu, Assistant Vice President

STATE OF Arizona)
COUNTY OF Maricopa)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Judy Shu, Assistant Vice President, 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 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for BANK OF AMERICA, NA, the within named bargainor, and that he or she as such _____ (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF AMERICA, NA, as the _____ (Officer) of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for BANK OF AMERICA, NA, and declared that he or she as such _____ (Officer) of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, executed this instrument as the free act and deed of BANK OF AMERICA, NA.

WITNESS my hand and official seal this 2nd day of September, 2011.

_____
Notary Public

My Commission Expires: 4/17/2012

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012

True Copy Certification

I, Jere R Pruitt, 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 South Carolina

County of Lexington

Personally appeared before me, Kathryn Skinner a notary public for this County and State, Lexington, SC, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KATHRYN SKINNER NOTARY PUBLIC SOUTH CAROLINA
My Commission Expires June 17, 2018