SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 10/04/11 14:24 4 pgs
Fees:23.00 Taxes:210.90
20111004-0076954

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

TN11-10754
11-0015081

FERNANDO REYES MAYORGA
Commission # 1776890
Notary Public - California
Los Angeles County
My Comm. Expires Oct 23, 2011

STATE OF California
COUNTY OF Ventura

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant Pamela S Davis

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF September, 2011.

Notary Public Fernando Reyes Mayorga

MY COMMISSION EXPIRES: (AFFIX SEAL)

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
Staci L. Bell and Anthony Bell	Staci & Anthony Bell	
(NAME) 432 Hadley's Bend	(NAME) 1825 Hidden Ridge Circle	063-08-0119.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Mt. Juliet, TN 37122	
(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 **STACI L. BELL AND ANTHONY BELL**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20110228-0015906, 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) easement of record in Book 421, page 120, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 432 Hadley's Bend, Old Hickory, TN 37138

(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,

Witness my hand this 19 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: _____ _____
Pamela S Davis

IT'S: Assistant Vice President _____

STATE OF _____)
COUNTY OF _____)

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 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 ____day of _____, 2011.

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of VENTURA

On September 19, 2011 (Date) before me, Fernando Reyes Mayorga, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared Pamela S Davis (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the 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 _____ (Signature of Notary Public)

FERNANDO REYES MAYORGA
Commission # 1776590
Notary Public - California
Los Angeles County
My Comm. Expires Oct 23, 2011

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, 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 Document: SWD

Document Date: 9/19/11 Number of Pages: _____

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: Pamela S Davis
☐ Individual
☑ Corporate Officer — Title(s): AVP
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT "A"

BEING ALL OF LOT NO. 8 AND PART OF LOT NO. 7 OF BLOCK "U" ON THE MAP OF HADLEY BEND CITY, OF RECORD IN BOOK 421, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 8 FRONTS 25 FEET ON THE NORTH SIDE OF HADLEY BEND BLVD. AND RUNS BACK NORTHERLY TO A NINE FOOT ALLEY ON THE REAR ON WHICH IT MEASURES 60 FEET. SAID PART OF LOT NO. 7 BEGINS AT A POINT IN THE NORTH MARGIN OF HADLEY BEND BLVD., SAID POINT BEING THE COMMON CORNERS OF LTS NOS. 6 AND 7 IN SAID SUBDIVISION, THENCE EASTERLY ALONG THE NORTH MARGIN OF SAID BOULEVARD 50 FEET TO THE COMMON CORNERS OF LOTS NOS. 7 AND 8; THENCE WITH THE EASTERLY LINE OF LOT NO. 7 NORTHWESTERLY TO A NINE FOOT ALLEY IN THE REAR; THENCE ALONG THE SOUTHERLY MARGIN OF SAID ALLEY WESTERLY 15 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION TO THE POINT OF BEGINNING. SAID LOT NO. 8 AND PART OF LOT NO. 7 ADJOIN AND TOGETHER MEASURE 75 FEET ON THE FRONT AND 75 FEET ON THE REAR.

True Copy Certification

I, Tamar 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, Kaitlyn 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

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA My Commission Expires JULY 27, 2018