SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,400.00

Affiant Hannica McShan, AVP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 2011

Notary Public Bobbi Laughlin

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

RETURN TO:

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

TN11-10094 11-0007199

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
Samuel Raby and Wiktoria Raby	F & M Bank	
(NAME)	(NAME)	
2844 Paddle Wheel Drive	P.O. Box 451	062-020B-075.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clarksville, TN 37041	
(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, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SAMUEL RABY AND WIKTORIA RABY,** 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:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 236, ON THE PLAN OF ABBINGTON PARK, PHASE ONE, SECTION TWO, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20030922-0139712 AND INSTRUMENT NO. 20031006-0146904, OF REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Grantor by Trustee's Deed of record in Instrument No. 20110214-0012223, said Register's Office.

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 and all matters appearing on the plan of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2844 Paddle Wheel Drive, Nashville, TN 37214
(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:T20110062857 DEEDWARRSP
Recvd: 10/07/11 15:48 2 pgs
Fees:13.00 Taxes:541.68
20111007-0078336

Witness my hand this 12 day of August, 2011.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP

BY: _____

IT'S: Lizeth Garcia, Asst Vice President

STATE OF Texas)
COUNTY OF Collin)

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

WITNESS my hand and official seal this 11 day of August, 2011.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
BOBBI LAUGHLIN
My Commission Expires
July 30, 2012