SPECIAL WARRANTY DEED

STATE OF az
COUNTY OF maricopa
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

RETURN TO:

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

Affiant Brian Tantillo; AVP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2011.

Davidson County DEEDWARRSP
Recvd: 10/24/11 08:25 2 pgs
Fees:13.00 Taxes:495.80
20111024-0082219

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012

Notary Public Jennifer Neville

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TN11-10728 11-0055034

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
Jessica Gregory	Jessica Gregory	
(NAME)	(NAME)	
178 Ivy Hill Lane	178 Ivy Hill Ln.	033030B06400
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN, 37072	Goodlettsville, TN 37072	
(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, FOR THE BENEFIT OF HSBC BANK USA, NATIONAL ASSOCIATION, F/K/A HSBC BANK USA** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JESSICA GREGORY,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOTS NO. 38 AND 97, AS SHOWN ON THE FINAL PLAT OF DRY CREEK FARMS, PHASE 2, SECTION 2, DATED AUGUST 11, 2005, PREPARED BY CRAWFORD LAND SURVEYORS, P.C. 1929 TWENTY FIRST AVENUE SOUTH, NASHVILLE, TN, 37212, AND OF RECORD AS INSTRUMENT NO. 20050825-01012880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20110517-0037582, 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 20050825-01012880, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 178 Ivy Hill Lane, Goodlettsville, TN, 37072
(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 1 day of September, 2011.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, FOR THE BENEFIT OF HSBC BANK USA, NATIONAL ASSOCIATION, F/K/A HSBC BANK USA

BY: _____

Janet Lynn.Helms; Asst Vice President

IT'S: _____

STATE OF az)
COUNTY OF maricopa)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Janet Lynn.Helms, 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, FOR THE BENEFIT OF HSBC BANK USA, NATIONAL ASSOCIATION, F/K/A HSBC BANK USA 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, FOR THE BENEFIT OF HSBC BANK USA, NATIONAL ASSOCIATION, F/K/A HSBC BANK USA and declared that he or she as such Asst 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, FOR THE BENEFIT OF HSBC BANK USA, NATIONAL ASSOCIATION, F/K/A HSBC BANK USA.

WITNESS my hand and official seal this 1 day of September, 2011.

Notary Public Jennifer Neville

My Commission Expires: March 27, 2012

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012

True Copy Certification

I, Jaren 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 31, 2018