Davidson County	DEEDWARRSP
Recvd: 11/01/11 15:13	5 pgs
Fees:28.00 Taxes:203.50	
20111101-0085060	

Commitment Number: 2850450
Seller's Loan Number: 11-0023940

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Goran A. Abid, 238 Yelton Ct., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 107090059.00

SPECIAL/LIMITED WARRANTY DEED

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.

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, for $55,000.00 (Fifty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Goran A. Abid**, hereinafter grantee, whose tax mailing address is **238 Yelton Ct., Nashville, TN 37211**, the following real property:

BEING LOT NO. 51, ON THE PLAN OF PATRICIA HEIGHTS, SECTION I, AS OF RECORD IN BOOK 2331, PAGE 130 AND 131, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 51 FRONTS 157.4 FEET ON THE WESTERLY SIDE OF REDFORD DRIVE AND RUNS BACK BETWEEN PARALLEL LINES MEASURING 304.5

FEET ON THE NORTHERLY LINE AND 305 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 158.4 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO GEORGE BARTON, UNMARRIED BY WARRANTY DEED FROM DEBORAH LYNN PRICE, JOHN DONALD JENKINS, WILLIAM DELANEY JENKINS AND DOUGLAS WAYNE JENKINS, HEIRS OF THE ESTATE OF SARAH M JENKINS, OF RECORD IN INSTRUMENT NO. 20060710-0082515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
Property Address is: 919 RADFORD DR., NASHVILLE, TN 37217-1217

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20110413-0028577**

Executed by the undersigned on 10/20, 2011:

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP

By: Janet L.Helms; Asst Vice President

Name: _____

Its: _____

STATE OF az
COUNTY OF maricopa

The foregoing instrument was acknowledged before me on 10/20, 2011 by Janet L.Helms; Asst Vice President its _____ on behalf of **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP**, who is personally known to me or has produced personally known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public Trisha Mothershed
my comm exp: 5.10.13

TRISHA MOTHERSHED
Notary Public - Arizona
Maricopa County
My Comm. Expires May 10, 2013

OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Deborah Kiss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 55,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant Deborah Kiss

Affiant, Deborah Kiss, subscribed and sworn before me this 1 day of Nov, 20 11.

Sharon R. Glaab
Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary Seal (If on Paper)