Davidson County	DEEDWARRSP
Recvd: 11/18/11 13:44	5 pgs
Fees:28.00 Taxes:288.60	
20111118-0090523	

Commitment Number: 2829575
Seller's Loan Number: 11-0049727

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:
RONALD DAVID NELSON, 118 GREY PLACE MT. JULIET,TN 37122

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053-06-0B-084.00

SPECIAL/LIMITED WARRANTY DEED

BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP, whose mailing address is **2375 N GLENVILLE DRIVE MAIL CODE: TX2-983-01-01 RICHARDSON, TX 75082**, hereinafter grantor, for $78,000.00 (Seventy-Eight Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Ronald **DAVID NELSON**, hereinafter grantee, whose tax mailing address is **118 GREY PLACE MT. JULIET, TN 37122**, the following real property:

BEING LOT NO.39, ON THE PLAN OF PHASE 5-B, WATERFORD OF RECORD IN PLAT BOOK 7900,PAGES 838 AND 839, REIGSTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR BY WARRANTY DEED OF RECORD IN INSTRUMENT NO.20060712.0083940, REGISTER'S OFFICE FOR DAVIDSON, COUNTY, TENNESSEE. Property Address is: 509 RIVERWAY COVE LANE OLD HICKORY,TN 37138.

Prior Inst. Ref- 20110719-0055080

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.

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.

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.

Executed by the undersigned on September 20, 2011:

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

By: _____

Name: Sandra Lopez

Its: Assistant Vice President

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on September 20, 2011 by Sandra Lopez its Assistant Vice President on behalf of **BAC HOME LOANS SERVICING,LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP, BY 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 _____ 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

Kerri Ryan

KERRI RYAN
Notary Public - Arizona
Pinal County
My Comm. Expires Oct 25, 2011

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Beaver)

I, Lori Clemmer,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 78,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lori Clemmer
Affiant

Affiant, Lori Clemmer, subscribed and sworn before me this 4th day of November, 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

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

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