SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 11/22/11 13:54 2 pgs
Fees:13.00 Taxes:296.00

RETURN TO 20111122-0091497

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Fahim Eryan or Osama Hezkyal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF November, 2011.

TONYA GREER
STATE OF TENNESSEE NOTARY
PUBLIC

Notary Public

MY COMMISSION EXPIRES: 11-19-13

(AFFIX SEAL)

11-0008003

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
Fahim Eryan and Osama Hezkyal	Fahim Eryan + Osama Hezkyal	
(NAME)	(NAME)	
2929 Split Oak Trail	2089 Brookstone Dr	149-03-0A-096.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Juliet TN 37121	
(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 **FAHIM ERYAN AND OSAMA HEZKYAL,** 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, TENNESSEE, BEING LOT 53, ON THE PLAN OF CHELSEA VILLAGE ADDITION, SECTION 4, OF RECORD IN PLAT BOOK 9700, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20110225-0015408, 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; (c) restrictive covenants of record in Book 9492, Page 747, in Book 9764, Page 334, in Book 9858, Page 381, in Book 9988, Page 743, and in Book 10117, Page 532, said Register's Office; (d) all matters set for in By-Laws of record in Book 8082, Page 329, and in Book 9503, Page 493, said Register's Office; and (e) all matters appearing on the plan of record in Book 9700, Page 110, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2929 Split Oak Trail, Antioch, TN 37013
(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 3rd day of November, 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: _____

Trisha Mothershed

IT'S: AVP

STATE OF Arizona)
COUNTY OF Maricopa)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Trisha Mothershed, 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 AVP (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 AVP (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF AMERICA, NA, as the AVP (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 AVP (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 3rd day of November, 2011.

_____
Notary Public Nate Green

My Commission Expires: July 26, 2015

NATE GREEN
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
July 26, 2015

True Copy Certification

I, Jenee 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, Kamyn 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

KAMYN SKINNER
NOTARY PUBLIC
SOUTH CAROLINA
My Commission Expires
July 26, 2018