Davidson County DEEDWARRSP
Recvd: 11/28/11 08:35 5 pgs
Fees:28.00 Taxes:122.10
20111128-0091986

Commitment Number: 2854391
Seller's Loan Number: 11-0041194

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard (4)
Aliquippa, PA 15001
(800) 439-5451 2854391

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:
Jerry Earwood, 1020 STAINBACK AVE., NASHVILLE, TN 37207-5720

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08203034100

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.

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 $33,000.00 (Thirty-Three Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Jerry Earwood**, hereinafter grantee, whose tax mailing address is **1020 STAINBACK AVE. NASHVILLE, TN 37207-5720**, the following real property:,

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: BEING LOT NO. 87 ON THE PLAN OF SHARPE & HONR'S FIRST ADDITION, AS OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 87 FRONTS 50 FEET ON THE WESTERLY SIDE OF STAINBACK AVENUE AND RUNS BACK BETWEEN

PARALLEL LINES, 153 FEET MORE OR LESS, TO AN ALLEY. THIS BEING THE SAME PROPERTY CONVEYED TO RICHARD O. HODGES, A SINGLE MAN, BY WARRANTY DEED, FROM ELISE M. DORTCH, OF RECORD IN INSTRUMENT NO. 20030325-0039254, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 17, 2003, AND RECORDED MARCH 25, 2003.
Property Address is: 1020 STAINBACK AVE., NASHVILLE, TN 37207-5720

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: Instrument # 20110615-0045733

Executed by the undersigned on November 16, 2011:

BAC Home Loans Servicing, LP FKA 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 November 16, 2011 by Sandra Lopez its Assistant Vice President on behalf of **BAC Home Loans Servicing, LP FKA 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
Lindsey Mullarkey

LINDSEY MULLARKEY
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 10, 2012

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER)

I, NIKKI SMALLWOOD, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $33,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Nikki Smallwood
Affiant

Affiant, NIKKI SMALLWOOD, subscribed and sworn before me this 23rd 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