SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 11/29/11 14:56 2 pgs
Fees:13.00 Taxes:179.45
20111129-0092799

RETURN TO:

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

MARTA QUINTEROS
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-22-15

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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	Fahim Eryan	
(NAME)	(NAME)	
718 Ridgeview Court	2089 Brookstone Drive	173-01-0-213.00
(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**, 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 NO. 13-A ON THE PLAN OF LOTS 1 THRU 5 & 7 THRU 16, ZONE LOT DIVISION OF DREAMLAND ESTATES, SOUTHEAST, SECTION 3, AS OF RECORD IN PLAT BOOK 6250, PAGE 282 (REVISING PLAT BOOK 5200, PAGE 649) REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETED AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20110620-0047010, 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; and (c) restrictive covenants and all matters appearing on the plan of record in Plat Book 5200, Page 649, revised in Plat Book 6250, Page 282, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 718 Ridgeview Court, 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 17 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: _____
Lynae Hollins

IT'S: Asst Vice President

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lynae Hollins, 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 Presdent (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 Asst Vice President (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF AMERICA, NA, as the 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, which is the attorney in fact for BANK OF AMERICA, NA, and declared that he or she as such 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, executed this instrument as the free act and deed of BANK OF AMERICA, NA.

WITNESS my hand and official seal this 17 day of November, 2011.

_____
Notary Public

My Commission Expires: 9-22-15

MARTA QUINTEROS
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-22-15

True Copy Certification

I, Tamra 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, Kathryn Skinner a notary public for the 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

KATHRYN SKINNER NOTARY PUBLIC SOUTH CAROLINA