| Davidson County | DEEDWARRSP |
|---|---|
| Recvd: 12/13/11 09:43 | 5 pgs |
| Fees:28.00 Taxes:851.37 | |
| **20111213-0096946** | |

Commitment Number: 2854901
Seller's Loan Number: 11-0050243

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:**
**CRAIG DONLEY** and **GIGI DONLEY**, 1610 ROSEWOOD CT., BRENTWOOD, TN 37027

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**18004b01800**

## SPECIAL/LIMITED WARRANTY DEED

**U.S. Bank National Association, as Trustee for The Holders of the SASCO 2006-BC4 Trust Fund**, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, for $230,100.00 (Two Hundred and Thirty Thousand Dollars and One Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **CRAIG DONLEY** and **GIGI DONLEY**, hereinafter grantees, whose tax mailing address is **1610 ROSEWOOD CT., BRENTWOOD, TN 37027**, the following real property:

**BEING LOT NO. 18, PHASE 1 ON THE PLAN OF BROOKVIEW FOREST AS OF RECORD IN INSTRUMENT NO.: 20030716-0088526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. Property Address is: 3400 WYNFALL LN. NASHVILLE, TN 37211-7080**

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 grantees forever.

Prior instrument reference: **20110721-0055827**

Executed by the undersigned on 11/11, 2011:

**U.S. Bank National Association, as Trustee for The Holders of the SASCO 2006-BC4 Trust Fund By, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP**

**By:** _____

**Name:** Judy Shu,
Assistant Vice President

**Its:** _____

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on 11/11, 2011 by Judy Shu, its Assistant Vice President on behalf of **U.S. Bank National Association, as Trustee for The Holders of the SASCO 2006-BC4 Trust Fund 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 na 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 5/10/13

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

# 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 $230,100.00, 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 2 day of December, 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 )