Davidson County DEEDQC
Recvd: 12/22/11 09:39 3 pgs
Fees:17.00 Taxes:0.00
20111222-0099974

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

QUITCLAIM DEED

TITLE OF DOCUMENT

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
ATTN: RECORDING COORDINATORS

REF# 1704592640
ORD# 6935011

ADDRESS NEW OWNER AS FOLLOWS:
Bank of America, N.A.
4500 Park Granada MS CH-11
Calabasas, California 91302

MAIL TAX STATEMENT TO:
Bank of America, N.A.
MS: CA6-913-LB-01, PO Box 10211
Van Nuys, California 91499-6089

MAP PARCEL NUMBERS:
Map/Parcel:
026 060A 072.00

FOR AND IN CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Federal National Mortgage Association, its successors and assigns** by these presents do hereby quitclaim and convey unto the said **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, formerly known as Countrywide Home Loans Servicing, LP**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 69, ON THE FINAL PLAT FOR THE TOWNHOMES AT WINDSOR GREEN, PHASE 1, SECTION 3, OF RECORD AS INSTRUMENT NUMBER 20040109-0003983, AND INSTRUMENT NUMBER 20041112-0136380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The express purpose of this conveyance is to Transfer Title.

Being the same property conveyed to Federal National Mortgage Association, its successors and assigns by Deed from Shellie Wallace, Successor Trustee of record in Document No. 20100804-0061400, said Register's Office.

EXEMPT PER SECTION 309(C)(2) OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION CHARTER ACT, CODIFIED AT 12 U.S.C. SECTION 1723A(C)(2)

This is unimproved ( ) property known as 126 Canton Court, Goodlettsville, Tennessee 37072
Improved (X)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

FANNIE MAE/NDTS
44435243 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

Witness our hand this 19 day of December, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Federal National Mortgage Association, its successors and assigns

By: _____

Print Name & Title: Samantha Haag Sr. Deed Specialist

of National Default Title Services, a
Division of First American Title Insurance
Company, Attorney in fact and/or agent for
Federal National Mortgage Association, its successors and assigns

ACKNOWLEDGMENT

STATE OF California)

COUNTY OF Orange) ss

Before me, ANTHONY PHAN, a Notary Public of the State and County aforesaid, personally appeared Samantha Haag with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be Sr. Deed Specialist of **National Default Title Services, a Division of First American Title Insurance Company, Attorney in fact and/or agent for Federal National Mortgage Association, its successors and assigns**, the within named bargainor, a federally chartered corporation, and that ~~he/~~she as such Sr. Deed Specialist executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by ~~himself/~~herself as Sr. Deed Specialist.

NOTARY STAMP/SEAL

ANTHONY PHAN
Commission # 1848440
Notary Public - California
Orange County
My Comm. Expires Jun 4, 2013
NNA1

WITNESS my hand and official seal, at office in SANTA ANA, CA this 19 day of DECEMBER, 2011.

_____
NOTARY PUBLIC
MY Commission Expires: 6.4.13

AFFIDAVIT OF VALUE

STATE OF California)

COUNTY OF ~~Orange~~)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $ 10.00
Subscribed and sworn to before me this the 19 day of December, 2011.

(Affix Seal)

_____
Affiant

_____
Notary Public

My Commission Expires: 6.4.13

(2)

ANTHONY PHAN
Commission # 1848440
Notary Public - California
Orange County
My Comm. Expires Jun 4, 2013
NNA1

True Copy Certification

I, Rob Joffre, 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 Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Rob Joffre who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal



