11-0428
Record & Return To:

Davidson County DEEDWARRSP
Recvd: 01/31/12 15:06 5 pgs
Fees:28.00 Taxes:617.90
20120131-0008820

Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494

Commitment Number: 2873025
Seller's Loan Number: 11-0043170

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
MARC A. CARPENTER, 4236 SHAGBARK TRL ANTIOCH TN 37013-7310

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 164100A38500

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the January 13, 2012, by and between **Bank of America, N.A.**, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $167,000.00 (One Hundred and Sixty-Seven Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **MARC A. CARPENTER**, hereinafter grantee, party of the second part, whose tax mailing address is **4236 SHAGBARK TRL ANTIOCH TN 37013-7310**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $167,000.00 (One Hundred and Sixty-Seven Thousand Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the Attached Exhibit A. Said property is commonly known as **4236 SHAGBARK TRL ANTIOCH TN 37013-7310.**

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: LOT NUMBER 430, ON THE FINAL PLAT, VILLAGE NINE, SUMMERFIELD SUBDIVISION, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20060718-0086560, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

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 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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at:

_____

Executed by the undersigned on January 13, 2012:

Bank of America, N.A.

By: _____

Name: LYNAE HOLLINS

Its: AVP

STATE OF Texas

COUNTY OF Collin

Before me, William Owens, a Notary Public of said State and County aforesaid, personally appeared Lynae Hollins its AVP on behalf of **Bank of America, N.A.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of _____ the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such _____,.

Witness my hand and seal, this 13 day of January.

_____
Notary Public

My Commission Expires_____

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Collin

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $167,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13 day of January, 2012.

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15

Affiant

LYNAE HOLLINS
Print Name

(Seal)

Notary Public

My commission expires:

_____

WILLIAM OWENS
Print Name

CTIC# _____

Certificate of Authenticity

I, Julia A. Hirt, 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 Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.