Davidson County	DEEDWARRSP
Recvd: 02/07/12 08:52	6 pgs
Fees:33.00 Taxes:727.79	
20120207-0010790	

Commitment Number: 2912719
Seller's Loan Number: 11-0094767

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:
Huong Nguyen, 6716 Autumn Oaks Dr., Brentwood, TN 37027.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 181100A03400C

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the Jan. 19, 2012, by and between **Wells Fargo Bank, NA as Trustee for BAFC Mortgage Pass Through Certificates Series 2006-B,** 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 $196,700.00 (One Hundred and Ninety-Six Thousand Dollars and Seven Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Huong Nguyen, unmarried,** hereinafter grantee, party of the second part, whose tax mailing address is **6716 Autumn Oaks Dr., Brentwood, TN 37027,** the real property described in the Attached Exhibit A:
WITNESSETH: That for and in consideration $196,700.00 (One Hundred and Ninety-Six Thousand Dollars and Seven Hundred 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 **6716 Autumn Oaks Dr. Brentwood, TN 37027.**

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.

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:
Inst. # 200512002-0145936

Executed by the undersigned on Jan. 19, 2012:

Wells Fargo Bank, NA as Trustee for BAFC Mortgage Pass Through Certificates Series 2006-B, 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: Monja Steimer, Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa

Before me, Bobby McCarther, a Notary Public of said State and County aforesaid, personally appeared Monja Steimer its Assistant Vice President on behalf of **Wells Fargo Bank, NA as Trustee for BAFC Mortgage Pass Through Certificates Series 2006-B, 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**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of Bank of America, N.A. the within named Grantor, Party of the First Part and Bargainor, a Arizona corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America, N.A., by himself as such Assistant Vice President.

Witness my hand and seal, this 19 day of Jan., 2012.

Notary Public Bobby McCarther My Commission Expires 7/06/2012

BOBBY MCCARTHER
Notary Public - Arizona
Maricopa County
My Commission Expires
July 6, 2012

LEGAL DESCRIPTION

EXHIBIT "A"

File No. 11-0094767

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEING LOT NUMBER 350 ON THE PLAN OF SECTION ONE, AUTUMN OAKS OF RECORD IN PLAT BOOK 9700, PAGES 913 AND 914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ARNETTA WOODARD BY WARRANTY DEED RECORDED DECEMBER 2, 2005, AS INSTRUMENT NO. 20051202-0145236, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver)

I, Lori Clemmer,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $196,700.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lori Clemmer
Affiant

Affiant, Lori Clemmer, subscribed and sworn before me this 29 day of January, 2016.

Sharon R. Glaab
~~Notary~~ Public

My commission expires: 2-2-16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
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)