Davidson County	DEEDWARRSP
Recvd: 02/13/12 15:20	5 pgs
Fees:28.00 Taxes:296.37	
20120213-0012628	

Commitment Number: 2837798
Seller's Loan Number: 11-0017053

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001 4
(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:
MARC DEJAEGER, 2324 RIVERWAY DRIVE, OLD HICKORY,TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053-06-0B-071.00

SPECIAL/LIMITED WARRANTY DEED

BANK OF AMERICA, N.A., whose mailing address is **2375 N GLENVILLE DRIVE MAIL CODE:TX2-983-01-01 RICHARDSON,TX 75082**, hereinafter grantor, for $80,100.00 (Eighty Thousand Dollars and One Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **MARC DEJAEGER**, hereinafter grantee, whose tax mailing address is **2324 RIVERWAY DRIVE, OLD HICKORY,TN 37138**, the following real property:

BEING LOT NO. 52 ON THE PLAN OF WATERFORD, SECTION 5-B, OF RECORD IN PLAT BOOK 7900, PAGE 838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
Property Address is: 2324 RIVERWAY DRIVE, OLD HICKORY,TN 37138

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.

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 grantee forever.

Executed by the undersigned on DECEMBER 9, 2011:

BANK OF AMERICA, N.A.,

By: _____

Name: HANNICA MCSHAN

Its: ASST.VICE PRESIDENT

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on DECEMBER 9, 2011 by HANNICA MCSHAN its AVP on behalf of **BANK OF AMERICA, N.A.,,** who is personally known to me or has produced _____ 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

LYNAE HOLLINS
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-16-15

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 $80,100.00, 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 3 day of FEBRUARY, 2012

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

My Commission Expires: 4-27-2014
Notary' Seal (If on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries