Davidson County	DEEDWARRSP
Recvd: 02/21/12 16:14	8 pgs
Fees:43.00 Taxes:234.21	
20120221-0015022	

Commitment Number: 2888382
Seller's Loan Number: 11-0031479

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:
Faustino Olea. Rostro, 2620 Morganmeade DR., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073-10-0-072.00

SPECIAL WARRANTY DEED

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.

THIS INDENTURE, made and entered into as of the FEBRUARY 6, 2012, by and between **Bank of American, 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 $44,900 (Fourty-Four Thousand, Nine Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Faustino Olea. Rostro**, hereinafter grantee, party of the second part, whose tax mailing address is **2620 Morganmeade DR., Nashville, TN 37216**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $44,900.00 (Fourty-Four Thousand, Nine 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 **2620 Morganmeade DR Nashville, TN 37216**.

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36, ON THE PLAN OF MOSS ROSE ESTATES OF RECORD IN PLAT BOOK 4860, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO RAYMOND DENNIS DUKE, SR., AND WIFE, SONYA DALE DUKE, BY DEED OF RECORD IN BOOK 8504, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **20110815-0062638**

Executed by the undersigned on FEBRUARY 6, 2012

Bank of America, N.A.

By: _____

Name: PATRICIA RUBEL

Its: ASST. VICE PRESIDENT

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared **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 ____ day of _____.

_____
Notary Public

My Commission Expires_____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of VENTURA

On FEBRUARY 6, 2012 before me, ELEANOR ROSA, NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared PATRICIA RUBEL,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

MGC1 ELEANOR ROSA COMM. # 1927296 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY COMM. EXPIRES MARCH 30, 2015 MGC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 6 Document Date 2/6/2012

2620 MORGANMEADE
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer
  AVP
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pennsylvania
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 $ 63,300.00, 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 14 day of February, 20 13.

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)