Commitment Number: 2851009
Seller's Loan Number: 2000741942

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Davidson County DEEDWARRSP
Recvd: 02/22/12 13:25 7 pgs
Fees:38.00 Taxes:429.20
20120222-0015355

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:
Phillip D. Cotton Jr., and **Erika Cotton**, 213 Dry Creek Point, Goodlettsville TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
033 04 0B 010.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1 30, 2012, by and between **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP,** whose mailing address is **4708 Mercantile Drive, Fort Worth, Texas 76137**, hereinafter grantor, and party of the first part, for $116,000.00 (One Hundred and Sixteen Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Phillip D. Cotton Jr.,** and **Erika Cotton**, hereinafter grantees, party of the second part, whose tax mailing address is **213 Dry Creek Point, Goodlettsville TN 37072**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $116,000.00 (One Hundred and Sixteen 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 **213 Dry Creek Point, Goodlettsville TN 37072**.

Exhibit A

ALL THAT CERTAIN LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT NUMBER 10 ON THE PLAN OF DRY CREEK POINTE, SECTION ONE, OF RECORD IN PLAT BOOK 7900, PAGE 737, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM J.P. SELLERS, AS CO-TRUSTEE TO BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP BY DEED DATED 08/31/2011, RECORDED 09/08/2011, AS DOCUMENT NO. 20110908-0069663, 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.

Executed by the undersigned on 1-30, 2012:

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, By Saxon Mortgage Servicing As Attorney in Fact

By: Melissa Harvey

Name: Melissa Harvey

Its: AVP

STATE OF Pa

COUNTY OF Beaver

Before me, Mary Goddard, a Notary Public of said State and County aforesaid, personally appeared Melissa Harvey its AVP on behalf of **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, By Saxon Mortgage Servicing 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 Melissa Harvey of Servicelink, Saxon the within named Grantor, Party of the First Part and Bargainor, a Servicelink, Saxon corporation, and that he as such Melissa Harvey executed the foregoing instrument for the purpose therein contained, by signing the name of Servicelink, Saxon Inc., by himself as such Melissa Harvey,.

Witness my hand and seal, this 30 day of Jan.

Mary M Goddard

Notary Public Mary M Goddard My Commission Expires 9-4-13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

OATH OF VALUE

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

I, Deborah Kiss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 116000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant Deborah Kiss

Affiant, Deborah Kiss, subscribed and sworn before me this 21 day of Feb, 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