Davidson County DEEDWARRSP
Recvd: 03/26/12 11:43 5 pgs
Fees:28.00 Taxes:351.50
20120326-0025368

#17474
411424

This instrument prepared by:
Vicky Kinnard
First American Title
2750 Chancellorsville Drive
Tallahassee, Florida 32312
(877)928-4853

File No.: **9909-3938509**

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this March 5, 2012, by and between **Bank of America, N.A.**, party of the first part, and **Vahida Barisic**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the City of **NASHVILLE**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Stacy Square, Section 2, of record in Plat Book 4175, Page 30, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20110908-0069518** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **128-10-0-041.00**
x Improved OR
Unimproved property located at: **7945 Sawyer Brown Road, NASHVILLE, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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 to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Bank of America,
N.A.



****

Owner's Name: **Vahida Barisic**

and Address: **7945 Sawyer Brown Road**
NASHVILLE, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Vahida Barisic
7945 Sawyer Brown Rd.
Nashville, TN 37221

State of Texas

County of Collin

Before me, William Owens (name of notary public) of the State and County mentioned, personally appeared Lynae Hollins with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be AVP (president or other officer authorized to execute the instrument) of **Bank of America, N.A.** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in this March 5, 2012.

Notary Public

My Commission Expires: _____

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

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**95000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this March 5, 2012.

Notary Public

My Commission Expires: _____

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

I, Philip Ellis, 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY