Commitment Number: 2972356
Seller's Loan Number: 11-0122002

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

Davidson County DEEDWARRSP
Recvd: 04/13/12 16:17 7 pgs
Fees:38.00 Taxes:222.00
20120413-0031989

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:
Marina Rucker and **Guang Lin**, 1529 Chestnut Oak DR Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
164-16-0A-110.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the March 28, 2012, by and between **Bank of America, 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 $60,000.00 (Sixty Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Marina Rucker** and **Guang Lin, as Tenants in Common,** hereinafter grantees, party of the second part, whose tax mailing address is **1529 Chestnut Oak DR Antioch, TN 37013**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $60,000.00 (Sixty 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 **1529 Chestnut Oak DR Antioch, TN 37013**.

WITNESSETH: That for and in consideration $60,000.00 (Sixty 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 **1529 Chestnut Oak DR Antioch, TN 37013**.

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: LOT NUMBER 74, MEADOW WOODS, SECTION FOUR OF RECORD IN INSTRUMENT NUMBER 2001060-50058115, AMENDED IN INSTRUMENT NO. 20040324-0033105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

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: **20111202-0094259**

Executed by the undersigned on March 28, 2012:

Bank of America, N.A.

By: _____

Name: Cory Klapperich

Its: Assistant Vice President

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, Julie Brewer, a Notary Public of said State and County aforesaid, personally appeared Cory Klapperich its Assistant Vice President on behalf of **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 Assistant Vice President of Bank of America, N.A. 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 Bank of America, N.A. by himself as such Assistant Vice President.

Witness my hand and seal, this 28th day of March, 2012.

_____

Notary Public Julie Brewer My Commission Expires 06/29/15

JULIE BREWER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
June 29, 2015

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 $60,000.00, which amount is equal or greater than the amount which the property transferred would command at a fair voluntary sale.

Nikki Smallwood
Affiant

Affiant, NIKKI SMALLWOOD, subscribed and sworn before me this 13 day of APRIL, 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