Davidson County DEEDWARRSP
Recvd: 05/10/12 16:12 6 pgs
Fees:33.00 Taxes:573.50
20120510-0040785

Commitment Number: 2951085
Seller's Loan Number: 11-0126261

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Wario Beyene, 504 Goldroom Way, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 64130A07100CO.

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 03-09-, 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 $155,000.00 (One Hundred Fifty-Five Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Wario Beyene**, hereinafter grantee, party of the second part, whose tax mailing address is **504 Goldroom Way, Antioch, TN 37013**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $155,000.00 (One Hundred Fifty-Five 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 **504 Goldroom Way, Antioch, TN 37013.**

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: **20120111-0002694**

Executed by the undersigned on 03-09-____, 2012:

Bank of America, N.A.

By: _____

Name: Brian Tantillo, AVP

Its: _____

STATE OF AZ

COUNTY OF Maricopa

Before me, Jennifer Neville, a Notary Public of said State and County aforesaid, personally appeared Brian Tantillo its AVP 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 AVP of Bank of America the within named Grantor, Party of the First Part and Bargainor, a AC corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America NA, by himself as such AVP.

Witness my hand and seal, this 9th day of March, 2012.

_____
Notary Public Jennifer Neville

My Commission Expires 03-27-2012

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012

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 78, TREEHAVEN, PHASE 4, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 20060316-0030439, IN THE REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO ARMANDO B. MPEMBELE AND BOOTO MODABI BY WARRANTY DEED RECORDED AUGUST 7, 2007, AS INSTRUMENT NO. 20070707-0094578, REGISTER'S OFFICE FOR DAVIDSON COUNTY; TENNESSEE.

OATH OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson)

I, Kitty Francis,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $155,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Kitty Francis
Affiant

Affiant, Kitty Francis, subscribed and sworn before me this 10th day of May, 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, Terri Baker, 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 PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker 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: 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