Davidson County DEEDWARRSP
Recvd: 07/05/12 08:21 6 pgs
Fees:33.00 Taxes:62.90
20120705-0058723

Commitment Number: 2986897
Seller's Loan Number: 791049

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:
Capital Homes LP, 203 Point East Drive #203, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 11 0 015.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6-22-, 2012, by and between **Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP on Behalf of the HSI Asset Securitization Corporation Trust 2007-NC1**, 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, and **Capital Homes LP**, hereinafter grantee, party of the second part, whose tax mailing address is **203 Point East Drive #203, Nashville, TN 37216**.

WITNESSETH: That for and in consideration $17,000.00 (Seventeen 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 **1411 Litton Ave, Nashville, TN 37216**.

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: **20110829-0066495**

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.

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows: Being Lot No. 1 on the Plan of Young Heirs Subdivision, not of record, in the 11 Civil District of said County and State, and described according to a plan made by Harvey Gee, March 20, 1949, as follows: Being at a point in the northerly margin of Litton Avenue and the common corners of Lots 1 and 2; thence easterly with the margin of Litton Avenue 50 feet to a concrete monument; thence along the easterly line of Lot 1, north 7 degrees east 200.4 feet to the corner of Lots 1 and 12; thence westerly along the line between said Lots 50 feet to the rear corner of Lots 1, 2, 11 and 12; thence south 7 degrees west along the line between Lots 1 and 2, 200.4 feet to the point of beginning. Being the same property as conveyed from Rubin Lublin Suarez Serrano TN LLC to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, as described in Doc No. 20110829-0066495, Dated 08/19/2011, Recorded 08/29/2011 in DAVIDSON County Records. Tax/Parcel ID: 072 11 0 015.00

Executed by the undersigned on June 22nd, 2012:

Bank of America, NA Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP on Behalf of the HSI Asset Securitization Corporation Trust 2007-NC1

By: _____

Name: Jessica Yetton, AVP

Its: _____

STATE OF Arizona
Maricopa
COUNTY OF _____

Before me, Susan Shambre, a Notary Public of said State and County aforesaid, personally appeared Jessica Yetton its AVP on behalf of **Bank of America, NA Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP on Behalf of the HSI Asset Securitization Corporation Trust 2007-NC1**, 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, 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 _____ Inc., by himself as such AVP,.

Witness my hand and seal, this 22nd day of June, 2012.

_____
Notary Public Susan Shambre

My Commission Expires 5/27/2015

SUSAN SHAMBRE
Notary Public - Arizona
Maricopa County
My Commission Expires
May 27, 2015

OATH OF VALUE

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

I, Amy York,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $17,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy York

Affiant, Amy York, subscribed and sworn before me this 30 day of July 2014.

Notary Public

My commission expires: 5/4/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
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