BILL GARRETT, Davidson County
Trans:T20120050823 DEEDWARRSP
Recvd: 07/11/12 08:53 5 pgs
Fees:28.00 Taxes:175.75

20120711-0060675

Commitment Number: 2969628
Seller's Loan Number: 11-0118767

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

Return To:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

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:
Maria Carneiro, 130 PEPPER RIDGE CIR ANTIOCH, TN 37013-2855

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 149050A13000CO

SPECIAL WARRANTY DEED

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.

THIS INDENTURE, made and entered into as of the June 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 $50,000.00 (Fifty Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Maria Carneiro**, hereinafter grantee, party of the second part, whose tax mailing address is **130 PEPPER RIDGE CIR., ANTIOCH, TN 37013-2855**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $50,000.00 (Fifty 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 **130 PEPPER RIDGE CIR., ANTIOCH, TN 37013-2855** .

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: **20111103-0085603**

Executed by the undersigned on June 28, 2012:

Bank of America, N.A.

By: _____

Name: LIZETH GARCIA

Its: ASST VICE PRESIDENT

STATE OF TEXAS

COUNTY OF COLLIN

Before me, WILLIAM D OWENS, a Notary Public of said State and County aforesaid, personally appeared LIZETH GARCIA 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 BANA 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 _____,.

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

_____
Notary Public

My Commission Expires_____

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

Maximum principal indebtedness for Tennessee recording tax purposes is $47,500.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TEXAS
County of COLLIN

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $47,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28 day of JUNE, 2012.

Affiant

HANNICA MCSHAN, AVP
Print Name

(Seal)

Notary Public

My commission expires:

WILLIAM D OWENS
Print Name

CTIC# _____

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

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 UNIT 130, AS SHOWN ON THE MAP ENTITLED PEPPER RIDGE CONDOMINIUMS, PHASE IV, OF RECORD IN PLAT BOOK 7900, PAGE 257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

20120611