Davidson County DEEDWARRSP
Recvd: 07/18/12 15:08 6 pgs
Fees:33.00 Taxes:1850.00
20120718-0063317

Commitment Number: 2982541
Seller's Loan Number: 179628026

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

Prepared By
Scott Stark
Bank of America
2375 N Glenville Dr.
Richardson TX 75082

New Property Owner/Mail Tax Statements To:
ARDAVAN AFRAKHTEH, 34 PARK MDWS, NASHVILLE, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
158-04-0A-095.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the MAY 7, 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 $500,000.00 (Five Hundred Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **ARDAVAN AFRAKHTEH**, hereinafter grantee, party of the second part, whose tax mailing address is **34 PARK MDWS, NASHVILLE, TN 37215**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $500,000.00 (Five Hundred 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 **34 PARK MDWS, NASHVILLE, TN 37215.**

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.

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 the Deed.

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:
Register's office of Davidson County Tennessee in Warranty Deed recorded in Instrument # 20120306-0019406

Executed by the undersigned on MAY 7, 2012:

Bank of America, N.A.

By: _____

Name: MARTA QUINTEROS

Its: ASST. VICE PRESIDENT

STATE OF TEXAS

COUNTY OF COLLIN

Before me, MAY 7, 2012, a Notary Public of said State and County aforesaid, personally appeared MARTA QUINTEROS its ASST. 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 ASST. 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 _____ Inc., by himself as such _____,.

Witness my hand and seal, this 7 day of MAY 2012.

_____
Notary Public

My Commission Expires_____

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

OATH OF VALUE

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

I, Amy Yope,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $500,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yope

Affiant, Amy Yope, subscribed and sworn before me this 30 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

Exhibit A

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being Lot No. 90 on the Plan of Revised Section Two, Otterwood, revised as of record in Book 6900, Page 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. LESS AND EXCEPT that portion of Lot 90 conveyed to Deborah Saunders Ryan and husband, Dennis Ralph Ryan in Instrument No. 20090513-0044127 in the Register's Office of Davidson County, Tennessee.

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)