Davidson County	DEEDWARRSP
Recvd: 07/24/12 12:58	6 pgs
Fees:33.00 Taxes:77.70	
20120724-0064964	

Commitment Number: 2991849
Seller's Loan Number: 11-0104983

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

(5)

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:
Otis Greene, 4632 LITTLE MARROWBONE RD ASHLAND CITY, TN 37015-9452

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 3700001600

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 May 23, 2012, by and between **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP**, 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 $21,000.00 (Twenty-One Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Otis Greene**, hereinafter grantee, party of the second part, whose tax mailing address is **4632 LITTLE MARROWBONE RD., ASHLAND CITY, TN 37015-9452**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $21,000.00 (Twenty-One 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 **4632 LITTLE MARROWBONE RD., ASHLAND CITY, TN 37015-9452**.

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: **20111010-0078619**

The instrument constituting the source of the Grantors interest in the foregoing described property was a deed recorded 9-3-2011 in the Register office of Davidson Co. Tennessee # 20111010-0078619

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 THE 14TH CIVIL DISTRICT, DESCRIBED ACCORDING TO A SURVEY MADE BY JACK R. UNDERWOOD, SURVEYOR, DATED AUGUST 11, 1968, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTHWESTERLY MARGIN OF MARROWBONE ROAD, SHIRLEY ALLEN'S CORNER; THENCE WITH SAID ALLEN'S LINE, NORTH 37 DEGREES WEST 209.2 FEET TO AN IRON PIN; THENCE NORTH 53 DEGREES EAST 104.3 FEET, TO AN IRON PIN; THENCE SOUTH 37 DEGREES EAST ALONG JERRY HUTTON'S WESTERLY LINE 208.75 FEET TO AN IRON PIN IN THE NORTHWESTERLY SIDE OF SAID ROAD; THENCE SOUTH 52 DEGREES 47 MINUTES WEST ALONG THE NORTHWESTERLY SIDE OF SAID ROAD 104.4 FEET TO THE POINT OF BEGINNING, CONTAINING .5 ACRE MORE OR LESS.

Executed by the undersigned on 5-29-, 2012:

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP

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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP**, 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 29 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 $ 21,000.00, 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 10 day of July, 20 12

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Hettie S. Grondin, Notary Public
Cecil Twp., Washington County
My Commission Expires April 8, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

My commission expires: 4/8/2015

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)