Davidson County DEEDWARRSP
Recvd: 08/03/12 15:44 6 pgs
Fees:33.00 Taxes:466.20
20120803-0069317

Commitment Number: 2960761
Seller's Loan Number: 883748

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: 416 Equity LLC, ~~3990 Warren Way, Reno, NV 89509~~ 4824 Myra Dr Hermitage TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08709008600

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the June 05, 2012, by and between **CITIBANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE SAMI II INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4**, 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 **416 Equity, LLC**, hereinafter grantee, party of the second part, whose tax mailing address is ~~3990 Warren Way, Reno NV, 89509~~ 4824 Myra Dr Hermitage TN 37076

WITNESSETH: That for and in consideration $126,000.00 (One Hundred and Twenty-Six 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 **4824 MYRA, DR. HERMITAGE, TN 37076**.

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.

Executed by the undersigned on June 5, 2012:

CITIBANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE SAMI II INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact

By: Irene Carrillo

Name: Irene Carrillo

Its: AVP

STATE OF AZ

COUNTY OF MARICOPA

Before me, Judy Shu, a Notary Public of said State and County aforesaid, personally appeared Irene Carrillo its AVP on behalf of **CITIBANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE SAMI II INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4, By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact** 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 NA the within named Grantor, Party of the First Part and Bargainor, a AZ 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 ~~Inc.~~ by himself as such AVP,.

Witness my hand and seal, this 5TH day of June.

Notary Public Judy Shu My Commission Expires AUGUST 20, 2015

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

OATH OF VALUE

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

I, Deborah Kiss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 126000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant

Affiant, Deborah Kiss, subscribed and sworn before me this 25 day of June, 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 situate in the County of Davidson and State of Tennessee being known and designated as follows: Being Lot No. 31, on the plan of New Hope Estates, Phase One, as shown on plat of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Being the same property as conveyed from WILSON & ASSOCIATES, PLLC to CITIBANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE SAMI II INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4, as described in Doc # 20120213-0012378, Recorded 02/13/2012 in DAVIDSON County Records.

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)