Commitment Number: 3021216
Seller's Loan Number: 873743598

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

Davidson County DEEDWARRSP
Recvd: 10/19/12 12:12 6 pgs
Fees:33.00 Taxes:277.87
20121019-0096060

This instrument prepared by:
ServiceLink
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
LARRY W. & ELLEN M. TIDWELL
7766 100 HIGHWAY
NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142-09-0D-090.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the September, 19, 2012, by and between U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE BANC OF AMERICA FUNDING CORPORATION 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1, 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 **$75,100.00 (SEVENTY FIVE THOUSAND ONE HUNDRED DOLLARS, AND NO CENTS)** in consideration paid grants with covenants of limited warranty to **LARRY W AND ELLEN M. TIDWELL,A MARRIED COUPLE,** hereinafter grantee, party of the

second part, whose tax mailing address is **7766 100 HIGHWAY, NASHVILLE, TN 37221**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$75,100.00 (SEVENTY FIVE THOUSAND ONE HUNDRED 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 **1094 GEN. GEO. PAT, NASHVILLE, TN 37221.**

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.

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.

FKA COUNTRYWIDE HOME LOANS SERVICING,LP, AS ATTORNEY IN FACT., who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public



OATH OF VALUE

STATE OF ~~TENNESSEE~~ Pa
COUNTY OF Beaver)

I, Carl E. King,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 75,100, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

916

Carl King
Affiant

Affiant, Carl E. King, subscribed and sworn before me this 9th day of October, 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 known and designated as follows:

Unit No. 1094, together with the Carport designated No. 1094-C in the River Plantation, Section Six, Phase One Condominium, together with an undivided percentage interest in the common elements thereof, as set forth in Declaration of Condominium recorded September 17, 1981, as Book 5200, Page 359 and 360, as amended from time to time, in the Office of the Surveyor of Davidson County.

Executed by the undersigned on SEPTEMBER 19, 2012:

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE BANC OF AMERICA FUNDING CORPORATION 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1, 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: _____

Print Name: ~~LIZETH GARCIA~~ Lizeth Garcia

Its: ASST VICE PRESIDENT

A Power of Attorney relating to the above described property was recorded on

_____ AT _____

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on SEPT 19, 2012 by LIZETH GARCIA, AVP **U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE BANC OF AMERICA FUNDING CORPORATION 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1, BY BANK OF AMERICA,N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP**

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)