Davidson County DEEDWARRSP
Recvd: 11/19/12 15:07 6 pgs
Fees:33.00 Taxes:532.34
20121119-0106638

Commitment Number: 3039768
Seller's Loan Number: _____

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:
MICHAEL TESFAHVNEY, 232 TWIN OAKS, DR. NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133-04-OA-015.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the August 27, 2012, by and between **BANK OF AMERICA,N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING,LP FKA COUNTRYWIDE HOME LOAN SERVICING,LP FOR THE BENEFIT OF JP MORGAN ACQUISITION TRUST 2006-CW1**, whose mailing address is **2375 N GLENVILLE DRIVE MAIL CODE:TX2-983-01-01 RICHARDSON, TX 75082**, hereinafter grantor, and party of the first part, and **MICHAEL TESFAHVNEY**, hereinafter grantee, party of the second part, whose tax mailing address is **232 TWIN OAKS, DR. NASHVILLE, TN 37211**, the real property described in the **Attached Exhibit A:**

A a single man

WITNESSETH: That for and in consideration $143,875.00 (One Hundred Forty-Three Thousand Eight Hundred Seventy-Five 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 **612 TWIN OAKS COURT, NASHVILLE, TN**

37211.

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:

_____

Executed by the undersigned on August 27, 2012:

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOAN SERVICING ,LP FOR THE BENEFIT OF JP MORGAN ACQUISITION TRUST 2006-CW1

By: _____

Name: Rocio Iniguez Fellows

Assistant Vice President

Its: _____

STATE OF Texas

COUNTY OF Collin

Before me, Anibal Rivera, a Notary Public of said State and County aforesaid, personally appeared Rocio Iniguez Fellows its Assistant Vice President on behalf of **BANK OF AMERICA,N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING,LP FKA COUNTRYWIDE HOME LOAN SERVICING,LP , FOR THE BENEFIT OF JP MORGAN ACQUISITION TRUST 2006-CW1,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Vice President of BAC the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such Assistant Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such Assistant Vice President

Witness my hand and seal, this 27th day of August.

_____

Notary Public My Commission Expires 2/6/16

ANIBAL A RIVERA
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-06-16

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 $ 143,875, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Carl King
Affiant

Affiant, Carl E. King, subscribed and sworn before me this 16th day of ~~An~~ November, 20 12.

Notary Public

My commission expires: 5/4/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE,BEING LOT NO.15 ON THE PLAN OF TWIN OAKS SUBDIVISION SECTION 2 PHASE 2 OF RECORD IN DOC. NO. 20021206-0150674 TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION

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

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

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