Davidson County DEEDWARRSP
Recvd: 11/26/12 11:10 6 pgs
Fees:33.00 Taxes:70.30
20121126-0108168

Commitment Number: 2978405
Seller's Loan Number: 074592697

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

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

**New Property Owner/Mail Tax Statements To:**
**Joey Hargrove and Jennifer Hargrove**
**911 Holly Tree Gap Rd.**
**Brentwood, TN 37027**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**081-16-0-024.00**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the November 16th, 2012, by and between **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL2,** 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 **$19,000.00(Nineteen Thousand Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to* **Joey Hargrove and Jennifer Hargrove,** hereinafter grantee, party of the second part, whose tax mailing address is **911 Holly Tree Gap Rd., Brentwood, TN 37027**, the real property described in the **Attached Exhibit A:**

* husband and wife

WITNESSETH: That for and in consideration **$19,000.00(Nineteen 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 **1501 14th Ave. North, Nashville, TN 37208.**

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.

**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.**

Executed by the undersigned on November 16, 2012:

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL2 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:** Todd Gabert

**Its:** AVP

A Power of Attorney relating to the above described property was recorded on 11/09/2011 at Recorder of Deeds, Beaver County, Pennsylvania

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on November 16, 2012 **by** Todd Gabert, AVP **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL2 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** who is personally known to me or has produced AZ DL 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 Shanda Kreuzer

SHANDA KREUZER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 17, 2016

# 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 $ 19,000, 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 23rd day of November, 2012.

Mark J Appugliese
Notary Public

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2015
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:**

**BEING LOT 254 ON THE PLAN OF MCGAVOCK WETMORE AND OTHERS SECOND ADDITION CALLED THE ADDITION TO THE TOWN OF MCGAVOCK OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID LOT NO. 254 FRONTS 50 FEET ON THE SOUTHWESTERLY SIDE OF 14TH AVENUE NORTH FORMERLY ALBERTA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY IN THE REAR.**

**BEING THE SAME PROPERTY AS CONVEYED FROM RECONTRUST COMPANY, N.A. TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL2, AS DESCRIBED IN INST# 20120405-0029091, RECORDED 04/05/2012 IN DAVIDSON COUNTY, TENNESSEE 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

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