BILL GARRETT, Davidson County
Trans:T20120092341 DEEDWARRSP
Recvd: 12/04/12 09:49 5 pgs
Fees:28.00 Taxes:134.46
20121204-0111233

Commitment Number: 2975985
Seller's Loan Number: 139892126

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:**
**Kurt Denny**
**3726 Norma Dr.**
**Nashville, TN 37211**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**133-11-0-003.00**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 10-17-, 2012, by and between **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF ACE SECURITIES CORP HOME EQUITY LOAN TRUST, SERIES 2006-CW1, ASSET-BACKED PASS-THROUGH CERTIFICATES,** 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 **$36,340.00(Thirty-Six Thousand, Three Hundred, Forty Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **Kurt Denny,** hereinafter grantee, party of the second part, whose tax mailing address is **3726 Norma Dr., Nashville, TN 37211**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$36,340.00(Thirty-Six Thousand, Three Hundred, Forty 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 **3726 Norma Dr., 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.

**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 10-17-, 2012:

**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF ACE SECURITIES CORP HOME EQUITY LOAN TRUST, SERIES 2006-CW1, ASSET-BACKED PASS-THROUGH CERTIFICATES**

**By:** _____

**Print Name:** Brian Tantillo

**Its:** AVP

STATE OF AZ
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on 10-17-, 2012 by Brian Tantillo, AVP **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF ACE SECURITIES CORP HOME EQUITY LOAN TRUST, SERIES 2006-CW1, ASSET-BACKED PASS-THROUGH CERTIFICATES** who is personally known to me ~~or has produced xxxxxxxxxxxxxxxxxxxx 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.

SANDRA LOPEZ
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
July 26, 2015

_____
Notary Public

## Exhibit A

**All that certain parcel of land situate in the County of Davidson and State of Tennessee being known as Lot No. 16 on the Plan of Norma Heights, of record in Book 1832 Page 36, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description; and a 10 foot wide strip of land extending westerly from the southeast portion of said lot for a distance of 25 feet to the center of Norma Drive as abandoned by the Metropolitan Council of Davidson County, Tennessee by Council Bill No. 77-756.**

**Being the same property as conveyed from RUBIN LUBLIN SUAREZ SERRANO TN LLC to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF ACE SECURITIES CORP HOME EQUITY LOAN TRUST, SERIES 2006-CW1, ASSET-BACKED PASS-THROUGH CERTIFICATES, as described in Deed Instrument 20120323-0024845, Recorded 03/23/2012 in DAVIDSON County Records.**

# 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 $ 36,340, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Carl E King
Affiant

Affiant, Carl E. King, subscribed and sworn before me this 25th day of October, 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