Commitment Number: 3076670

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

Davidson County DEEDWARRSP
Recvd: 01/30/13 12:31 6 pgs
Fees:33.00 Taxes:388.50
20130130-0009661

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

New Property Owner/Mail Tax Statements To:
E. W. Wilkerson
4811 Lebanon Rd.
Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075-080-010.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the JANUARY 22, 2013, by and between **Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP** 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 **$105,000.00(One Hundred, Five Thousand Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to* **E. W. Wilkerson**, hereinafter grantee, party of the second part, whose tax mailing address is **4811 Lebanon Rd., Hermitage, TN 37076**, the real property described in the **Attached Exhibit A:**

*a married person

WITNESSETH: That for and in consideration **$105,000.00(One Hundred, Five 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 **640 Denver 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.

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 JANUARY 22, 2013:

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP

By: _____

Print Name: JENNIFER GREEN

Its: ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on JANUARY 22, 2013 **by** JENNIFER GREEN **Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP** 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 CHRISTINE GONZALEZ

CHRISTINE GONZALEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-20-16

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 $ 105000, 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 29th day of January, 2013.

Mark J Appugliese
Notary Public

My commission expires: 5/17/15

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mark J. Appugliese, Notary Public
Hickory Twp., Lawrence County
My Commission Expires May 17, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being more particularly described as follows:

Being Lot No. 204 on the Plan of Tulip Grove, Section 4, as of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from Federal Home Loan Mortgage Corporation to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, as described in Doc No. 20120509-0040004, Dated 05/02/2012, Recorded 05/09/2012 in DAVIDSON County Records.

Prior instrument reference: **2010222-0015166**

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)