BILL GARRETT, Davidson County
Trans:T20130020072 DEEDWARRSP
Recvd: 03/12/13 12:51 4 pgs
Fees:23.00 Taxes:141.53
20130312-0024557

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-130200071S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Flavio Martinez and Rosalia Ramirez	SEND TAX BILL TO: Flavio Martinez and Rosalia Ramirez	MAP/PARCEL NUMBERS: 148-15-0-216.00
(Name) 343 Willard DR	(Name) 343 Willard DR	
(Address) Nashville, Tn 37211	(Address) Nashville, Tn 37211	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bank Of America, N.A., Successor By Merger To BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Flavio Martinez and Rosalia Ramirez, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 4141 Eastview Drive, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the February 27, 2013 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Bank Of America, N.A., Successor By Merger To
BAC Home Loans Servicing, LP FKA Countrywide
Home Loans Servicing, LP

By: _____

Name: Maria Lugo

Its: AVP

State of Texas
County of Collin

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Maria Lugo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ~~him~~/her self to be the AVP (Title of person signing) of Bank of America N.A. successor by merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP (Name of Company), a corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Bank of America N.A. successor by merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP for the purposes therein contained.

Witness my hand and official seal, at office in Collin County, this 27th of February 2013.

CHRISTA MC CLURE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-29-2016

Notary Public Christa McClure 08/29/16
My Commission Expires: _____

State of Texas
County of Collin

The actual consideration or value, whichever is greater, for this transfer is $ 38,250.

Affiant Maria Lugo

Subscribed and sworn to before me this February 27, 2013.

CHRISTA MC CLURE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-29-2016

Notary Public Christa McClure

My Commission Expires: 08/29/16

RE: 4141 Eastview Drive, Nashville, TN 37211

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 22 on the plan of Section 6, Apache Hills, of record in Book 5200, Page 173, Register's Office for said County.

Lot No. 22 fronts 59.79 feet on the southwesterly margin of Eastview Drive and extends back 133.86 feet on the southeasterly line and 127.16 feet on the northwesterly line to a broken line in the rear, measuring 63.30 feet thereon.

Being the same property conveyed to Bank Of America, N.A., Successor By Merger To BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP by Substitute Trustee's Deed recorded 9/19/12, Instrument No. 20120919-0084989, in the Register's Office for Davidson County, Tennessee.

RE: 4141 Eastview Drive, Nashville, TN 37211

SPECIAL WARRANTY DEED

EXHIBIT "B"

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 4141 Eastview Drive, Nashville, TN 37211