Davidson County DEEDWARRSP
Recvd: 03/22/13 13:03 4 pgs
Fees:23.00 Taxes:1690.90
20130322-0028631

SPECIAL WARRANTY DEED

Return to:

RELS SETTLEMENT SERVICES
1 CORELOGIC DRIVE, BLDG 6 4TH FLOOR
WESTLAKE, TX 76262
FILE NO4002836212B

STATE OF Maryland
COUNTY OF Frederick
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 157,000.00

Jennifer Lynn Presley
Vice President Loan Documentation
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 19th DAY OF January, 2013.

Amanda S Mirabile
Notary Public

MY COMMISSION EXPIRES: AMANDA S. MIRABILE NOTARY PUBLIC FREDERICK COUNTY MARYLAND MY COMMISSION EXPIRES JULY 10, 2016

4002836212B

THIS INSTRUMENT WAS PREPARED BY:
Kristin Ginter – Change of Title, Inc., 160 S. Old Springs Rd. Suite 260, Anaheim Hills, Ca 92808

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: David Taylor	MAP PARCEL NUMBERS
DAVID TAYLOR	6005 HICKORY VALLEY, NASHVILLE, TN 37205	103-13-0-012.00
6005 Hickory Valley Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BANK OF AMERICA, NATIONAL ASSOCIATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **DAVID TAYLOR, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN ~~NASHVILLE~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 57, ON THE PLAN OF SECTION V, HILLWOOD ESTATES, AS OF RECORD IN BOOK 2133, PAGE 55, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 57, FRONTS 253.14 FEET ON THE SOUTHERLY SIDE OF HICKORY VALLEY ROAD, AND EXTENDS BACK 358.0 FEET ON THE EAST LINE AND 220.0 FEET ON THE WEST LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 242 FEET.

Being the same property conveyed to **Bank of America, National Association** by deed from **Shapiro and Kirsch, LLP**, dated **2/14/12**, filed **3/1/12** and recorded in Deed as Inst. No. **20120301-0017810** in **Davidson** County Records.

Property known as, 6005 HICKORY VALLEY RD., NASHVILLE TN 37205

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 Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

Witness my hand this 9th day of January, 2013

WELLS FARGO BANK, N.A. AS ATTORNEY IN FACT FOR BANK OF AMERICA, NATIONAL ASSOCIATION

BY: _____

IT'S: Jennifer Lynn Presley VP Loan Documentation

State of Maryland
County of Frederick

On this 9th *day of* January, 2013, *before me, the undersigned officer, personally appeared* Jennifer Lynn Presley, *who acknowledged himself/herself/themselves to be the* VP Loan Documentation *of Wells Fargo Bank, N.A., attorney in fact, a corporation, and that he/she/they, as such* VP Loan Documentation, *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as* VP Loan Documentation.

In witness whereof I hereunto set my hand and official seal.

Amanda S Mirabile

Notary Public
My Commission expires July 10, 2016

AMANDA S. MIRABILE
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 10, 2016

True Copy Certification

I, Keki Flatia, 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 original document executed and authenticated according to law.

Signature

State of Texas

County of Tarrant

Personally appeared before me, Shancie Bertsch, a notary public for this county and state, Keki Flatia who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 14, 2014
Notary' Seal (if on paper)



True Copy Certification

I, Keti Flatia, 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 original document executed and authenticated according to law.

Signature

State of Texas

County of Tarrant

Personally appeared before me, Shanice Bertsch, a notary public for this county and state, Keti Flatia who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 14, 2014
Notary' Seal (if on paper)

SHANCIE BERTSCH
MY COMMISSION EXPIRES
May 14, 2014