Commitment Number: 3155446

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

Davidson County DEEDWARRSP
Recvd: 07/10/13 11:02 6 pgs
Fees:33.00 Taxes:950.90
20130710-0071256

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

New Property Owner/Mail Tax Statements To:
JOE THOMASHEFSKI and JESSICA THOMASHEFSKI
1837 BUNTINGWAY DR
HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
098060A15800C0

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the JUNE 20, 2013, by and between **Bank of America, N.A.**, 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 **$257,000.00(Two Hundred, Fifty-Seven Thousand Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **JOE THOMASHEFSKI and JESSICA THOMASHEFSKI**, hereinafter grantee, party of the second part, whose tax mailing address is **1837 BUNTINGWAY DR, HERMITAGE, TN 37076**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$257,000.00(Two Hundred, Fifty-Seven 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 **1837 BUNTINGWAY 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.

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Land in Davidson County, TN, Being Lot No. 142, on the Plan of Phase Two, Section A, Bridgewater, of record in Instrument No. 20061207-0151485, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property as conveyed from Jamie Wolfe and Vanessa Wolfe to Bank of America, N.A., as described in Doc No. 20130311-0023668, Dated 02/19/2013, Recorded 03/11/2013 in DAVIDSON County Records.

Prior instrument reference: **20130311-0023668**

Executed by the undersigned on JUNE 20, 2013:

Bank of America, N.A.

By: _____

Name: CHRISTINE GONZALEZ

Title: AVP

Date: JUNE 20, 2013

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on JUNE 20, 2013 **by** CHRISTINE GONZALEZ **Bank of America, N.A.** 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, JENNIFER GREEN

JENNIFER GREEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-13

OATH OF VALUE

STATE OF PENNSYLVANIA
COUNTY OF BEAVER

I, LORI CLEMMER,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $257,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lori Clemmer
Affiant

Affiant, LORI CLEMMER, subscribed and sworn before me this 9th day of July, 2013.

Notary Public

My commission expires: 5/4/2014

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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)