WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/13 14:40 3 pgs
Fees:18.00 Taxes:606.80
20131203-0123168

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$164,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fozia A. Kirk	Bank of America	136 14 0 089.00
(NAME)	(NAME)	
517 Bluewater Drive	4909 Savarese Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Kingwood Acquisitions, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fozia A. Kirk, a single person,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Castlegate, Section 1 of record in Plat Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Kingwood Acquisitions, LLC, by deed U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005 HE7, Asset Backed Certificates, Series 2005-HE7, dated April 26, 2013, of record in Instrument No. 20130524-0052703, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005 HE7, Asset Backed Certificates, Series 2005-HE7, by deed from U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2005-HE7 dated April 25, 2013 of record in Instrument No. 20130524-0052702, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STERNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-HE7 by deed from William Patterson and Wilma Patterson dated January 16, 2013 of record in Instrument No. 20130116-0005342, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to William Patterson and Wilma Patterson by deed from Larry D. Leaver, Sr. and Cathey C. Leaver dated December 18, 2000 of record in Instrument No. 20001218-0123615, re-recorded in Instrument No. 20010206-0011756, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This property is not now nor has it ever been the principal residence of the Grantor.

unimproved ☐

This is improved X property, known as 517 Bluewater Drive AKA 116 Bluewater, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and or our assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of November, 2013.

Richard V. Rykwalder as authorized signor

Kingwood Acquisitions, LLC
By: Richard V. Rykwalder, as Authorized Signor

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Richard V. Rykwalder,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Authorized Signor of Kingwood Acquisitions, LLC,** the within named bargainor, a **Tennessee Limited Liability Company,** and that he as such **Authorized Signor,** as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as **Authorized Signor.**

WITNESS, my hand and official seal, this 27th day of November, 2013.

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE