Davidson County DEEDWARRSP
Recvd: 07/17/14 11:59 5 pgs
Fees:28.00 Taxes:314.50
20140717-0063312

This Instrument Prepared By:
Leila H. Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Order No. 9005805
Reference No. 055229055

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Michael and Theresa Sales 373 Cedarcliff Road Antioch, Tennessee 37013	Michael and Theresa Sales 373 Cedarcliff Road Antioch, Tennessee 37013	15005035500

FOR AND IN CONSIDERATION of the sum of EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($85,000.00), cash in hand paid by the grantee and other good and valuable considerations 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 on behalf of the Fannie Mae Remic Trust 2004-W8** has this day bargained and sold, and does hereby transfer and convey unto the said **Michael Sales and Theresa G. Sales, husband and wife, as tenants by the entirety**, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This is unimproved (x) property known as 373 Cedarcliff Road, Antioch, Tennessee 37013
Improved ( )

I/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 of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

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.

Witness our hand this 9TH day of MAY, 20 14, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP on behalf of the Fannie Mae Remic Trust 2004-W8

By: _____
Corporate Officer
Printed Name & Title: ANIBAL RIVERA, AVP

ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF DALLAS) ss

Before me, JUDITH L. CASEY, a Notary Public of the State and

County aforesaid, personally appeared ANIBAL RIVERA, AVP with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIS self to be AVP of **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP on behalf of the Fannie Mae Remic Trust 2004-W8**, the within named bargainor, a National Association organized and operating under the laws of the State of TEXAS, and that he/~~she~~ as such AVP executed the foregoing instrument for the purposes contained therein, by signing the name of the National Association by himself/~~herself~~ as AVP.

NOTARY STAMP/SEAL

JUDITH L. CASEY
Notary Public, State of Texas
My Comm. Expires 01/23/2017

WITNESS my hand and official seal,
at office in DALLAS TX
this 9TH day of MAY, 20 14.

_____
NOTARY PUBLIC
MY Commission Expires: 01/23/2017

AFFIDAVIT OF VALUE

STATE OF TEXAS)

COUNTY OF DALLAS)

The actual consideration or value whichever is greater, for this transfer is $ 85000.00

Subscribed and sworn to before me this the 9TH day of MAY, 20 14, by Anibal Rivera, AVP.

(Affix Seal)

Affiant ANIBAL RIVERA, AVP

Notary Public

My Commission Expires: 01/23/2017

JUDITH L. CASEY
Notary Public, State of Texas
My Comm. Expires 01/23/2017

EXHIBIT "A"
Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 152, FOREST VIEW PARK, PHASE I, SECTION V, OF RECORD IN BOOK 6250, PAGE 203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS BEING MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being all of that certain property conveyed to Bank of America, N.A., s/b/m to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP on behalf of the Fannie Mae Remic Trust 2004-W8 from Secretary of Housing and Urban Development, by deed dated October 18, 2013 and recorded October 24, 2013, as Instrument No. 02131024-0110976 of official records.

SALES
48610747
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED
TN

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

True Copy Certification

I, Lakeisha Arnold, 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 LaKisha Arnold

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Lakeisha Arnold 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: Dec. 16, 2016

Notary Seal



