Davidson County DEEDWARRSP
Recvd: 04/24/15 16:20 5 pgs
Fees:28.00 Taxes:310.80
20150424-0037091

AFTER RECORDING RETURN TO:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER ROAD BUILDING 3 5TH FLR
CORAOPOLIS, PA 15108
File No. 611634866

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 149-01-0A-026.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 7 day of April, 2015, by and between **U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE BANC OF AMERICA FUNDING CORPORATION, 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 8950 CYPRESS WATERS BOULEVARD, COPPELL, TX 75019 hereinafter referred to as Grantor(s) and **EUTIQUIO RAMIREZ ARTEAGA, A married PERSON AND VERONICA BANOS ~~SAMORA~~ Zamora, A married PERSON**, a mailing address of 3144 Mullen Cir., Nashville, TN 37217, hereinafter referred to as Grantee(s).

JBZ

WITNESSETH: That the said Grantor, for and in consideration of the sum of Eighty four thousand dollars ($ 84,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20141117-0105878, Recorded: 11/17/2014

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Tax ID No.: 149-01-0A-026.00

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 7 day of April, 20 15.

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE BANC OF AMERICA FUNDING CORPORATION, 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1 BY NATIONSTAR MORTGAGE LLC, ITS ATTORNEY-IN-FACT

BY: _____

PRINT NAME: Raymond D. Ritter

TITLE: Assistant Secretary

NATIONSTAR MORTGAGE LIMITED LIABILITY SEAL TEXAS 2001

STATE OF TX
COUNTY OF Denton

Before me, Gabriel Montoya, a Notary Public, of the state and county mentioned, personally appeared Raymond D. Ritter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of NATIONSTAR MORTGAGE LLC, ATTORNEY-IN-FACT FOR U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE BANC OF AMERICA FUNDING CORPORATION, 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1, the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Lewisville, TX, this 7 day of April, 20 15.

_____
Notary Public
My Commission expires: 4/8/17

GABRIEL MONTOYA
Notary Public, State of Texas
My Commission Expires
April 08, 2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 84,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

E. Ramirez A.

EUTIQUIO RAMIREZ ARTEAGA

STATE OF Tennessee

COUNTY OF Williamson

Sworn to before me this 17th day of April, 2015.

Notary Public

My Commission Expires: 3/20/18

Name and address for person(s) responsible for taxes:

EUTIQUIO RAMIREZ ARTEAGA AND VERONICA BANOS ~~SAMORA~~ Zamora

2144 Mullen Cir.

Nashville, TN 37217

Name and address of property owner:

EUTIQUIO RAMIREZ ARTEAGA AND VERONICA BANOS ~~SAMORA~~ Zamora

2144 Mullen Cir.

Nashville, TN 37217

STATE OF TENNESSEE NOTARY PUBLIC PAMELA JO SMITHSON WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF PHASE II, MULLEN VALLEY OF RECORD IN PLAT BOOK 6250, PAGE 477, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE BANC OF AMERICA FUNDING CORPORATION, 2008~FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1 BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20141117-0105878 REGISTER'S FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 07,2014 AND RECORDED ON NOVEMBER 17, 2014.

TAX ID NUMBER: 149-01-0A-026.00

PROPERTY COMMONLY KNOWN AS: 2144 MULLEN CIRCLE, NASHVILLE, TN 37217

True Copy Certification

I, Pamela Jo Smithson, 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 Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Pamela Jo Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:03/3/2019