| Prepared By: | Property Address: | Return To: | Property Owner and Taxes to be Paid by: |
|---|---|---|---|
| BROCK & SCOTT, PLLC<br>4360 Chamblee Dunwoody Road, Suite 310<br>Atlanta, GA 30341 | 4012 Pepperwood Drive<br>Antioch, TN 37013 | BROCK & SCOTT, PLLC<br>4360 Chamblee Dunwoody Road, Suite 310<br>Atlanta, GA 30341 | Secretary of Housing and Urban Development<br>C/O Michaelson, Connor and Boul<br>4400 Will Rogers Parkway, Suite 300<br>Oklahoma City, OK 73108<br><br>Tax Parcel ID #:165130A10300C0 |

| Grantor(s): | Grantee(s): |
|---|---|
| **Bank of America N.A. Successor by Merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP**<br><br>(All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.) | **Secretary of Housing and Urban Development, Washington, D.C. its successors and assigns** |

## TENNESSEE SPECIAL WARRANTY DEED

---

**WITNESSETH:** That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

**Land in Davidson County, Tennessee, being Lot No. 485 on the plan of Peppertree Forest P.U.D., Section Nine, as shown on plat of record in Plat Book 7900, Page 760, in the Register's Office for Davidson County, TN, to which plat reference is hereby made for a more particular description.**

**Being the same property conveyed to Rebecca J. Kensinger, a single woman from Foundation for the Challenged by deed of record in Instrument No. 20090415.0034305, Register's Office for Davidson County, TN.**

**TO HAVE AND TO HOLD** the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

BILL GARRETT, Davidson County
Trans:T20150062216 DEEDWARRSP
Recvd: 07/29/15 10:35 5 pgs
Fees:27.00 Taxes:0.00
20150729-0074645

**AND THE GRANTOR** does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

**THE AFORESAID** grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

**THE GRANTOR** acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds in Instrument No. Book 201407310068187.

**IN WITNESS WHEREOF** the Grantor has hereunto set his hand and seal this 9 day of Dec., 2014.

_____

Carrington Mortgage Services, LLC as Servicer and Attorney in Fact for Bank of America N.A. Successor by Merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP

Anthony DeRosa (Printed Name)

Vice President (Title)

STATE OF _____ }
}
COUNTY OF _____ }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared _____(officer), 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 _____ (title) (or other officer authorized to execute the instrument ) of Bank of America N.A. Successor by Merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP, the within named bargainor, a corporation, and that such_____(title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____(title)

Witness my hand and seal of office this ____ day of _____, 2014.

_____

Notary-Public

My Commission Expires:_____

# CALIFORNIA ALL – PURPOSE

# CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On 12/9/2014, before me, Arturo Sandoval, Notary Public, personally appeared, Anthony DeRosa, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ARTURO SANDOVAL
Commission # 2033393
Notary Public - California
Orange County
My Comm. Expires Jul 14, 2017

## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

_____
(Title or description of attached document)

_____
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

_____
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ is ~~/are~~ ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

STATE OF _____ }
}
COUNTY OF _____ }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $152,450.82.

_____
Affiant

Anthony DeRosa
Vice President

STATE OF _____ }
}
COUNTY OF _____ }

Sworn to and Subscribed before me this ___ day of _____, 2014.

See Attach

_____
Notary-Public

My Commission Expires: _____

# JURAT

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 9 day of December, 20 14, by Anthony DeRosa, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ARTURO SANDOVAL
Commission # 2033393
Notary Public - California
Orange County
My Comm. Expires Jul 14, 2017

(Notary Seal)

Signature

## OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

*The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document