Davidson County DEEDWARRSP
Recvd: 08/28/15 08:34 4 pgs
Fees:23.00 Taxes:677.10
**20150828-0087154**

CE1502-TN-2439029

# SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Guirlene Dolcine
Contract Management Coordinat

Personally Known To Me

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF July 2015

Notary Public State of Florida
Shilundra Lidell
My Commission FF 121357
Expires 05/08/2018

Shilundra Lidell Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:** Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Richard Spear and Stephanie M Spear<br><br>2909 Harbor Lights Drive<br>Nashville, TN 37217 | Richard Spear and Stephanie M Spear<br><br>2909 Harbor Lights Drive<br>Nashville, TN 37217 | 13605000900 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, Wells Fargo Bank, N.A. as Trustee for Banc of America Funding 2005-B Trust, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Richard Spear and Stephanie M Spear, Husband and wife, as Joint Tenants with Rights of Survivorship,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

**Please see attached Exhibit "A"**

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 2909 Harbor Lights Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Richard Spear and**

**Stephanie M Spear, Husband and wife, as Joint Tenants with Rights of Survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Wells Fargo Bank, N.A. as Trustee for Banc of America Funding 2005-B Trust** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Richard Spear and Stephanie M Spear, Husband and wife, as Joint Tenants with Rights of Survivorship**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **Wells Fargo Bank, N.A. as Trustee for Banc of America Funding 2005-B Trust,** has executed this deed this the 23 day of July, 2015.

**"WELLS FARGO BANK, N.A. AS TRUSTEE FOR BANC OF AMERICA FUNDING 2005-B TRUST"**

**By: Ocwen Loan Servicing, LLC, as its Attorney In Fact**
**Guirlene Dolcine** Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me **Guirlene Dolcine** as Contract Management Coordinator, of Ocwen Loan Servicing, LLC, as attorney in fact of said **"WELLS FARGO BANK, N.A. AS TRUSTEE FOR BANC OF AMERICA FUNDING 2005-B TRUST.**

**Personally Known To Me**

Witness my hand and Notarial Seal this 23 day of July 2015.

**Shilundra Lidell**

Notary Public State of Florida
Shilundra Lidell
My Commission FF 121357
Expires 05/08/2018

Notary Public

My Commission expires: 5/8/18

POA recorded simultaneously herewith.

20150828-0087153

**RETURN TO:**
Richard Spear and Stephanie M Spear
2909 Harbor Lights Drive
Nashville, TN 37217

**EXHIBIT "A"**

**LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:**

**BEING LOT NO. 27 AS SHOWN ON THE PLAT OF SECTION TWO OF BAY VIEW OF RECORD IN BOOK 9700, PAGE 517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

Being Property Conveyed by Trustee's Deed from Jason S. Mangrum, J.P. Sellers, Lori Liane Long, Substitute Trustee to Wells Fargo Bank, N.A. as Trustee for Banc of America Funding 2005-B Trust, recorded February 18, 2015, in , Davidson County, Tennessee.

**Being Property Conveyed by Trustee's deed as recorded 02/18/2015 as Instrument# 20150218-0013777**

I, Lori Lancaster 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 Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster 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: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.