This instrument prepared
by and return to:
Marinosci Law Group
14643 Dallas Parkway, Suite 750
Dallas, TX 75254
File No. 14-05666

Davidson County DEEDWARRSP
Recvd: 06/13/16 11:06 3 pgs
Fees:18.00 Taxes:499.01
20160613-0059444

ADDRESSES NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP PARCEL #: 158K-A-015
(NAME) **Carrington Mortgage Services, LLC**			(NAME) **Carrington Mortgage Services, LLC**			
(STREET ADDRESS OR ROUTE NUMBER) 1600 S. Douglass, Suite 200 A			(STREET ADDRESS OR ROUTE NUMBER) 1600 S. Douglass, Suite 200 A			
(City) Anaheim	(State) CA	(Zip) 92806	(City) Anaheim	(State) CA	(Zip) 92806	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 2 day of June, 201__, by and between **BANK OF AMERICA, N.A.**, whose address is 7105 Corporate Drive, Plano, TX 75024 (hereinafter "Grantor") and the **CARRINGTON MORTGAGE SERVICES, LLC**, its successors and assigns whose address is 1600 S. Douglass, Suite 200 A, Anaheim, CA 92806 (hereinafter "Grantee")

WITNESSETH:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 IN JONES AND BRADFORD'S SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 36 FRONTS 50 FEET ON THE NORTH SIDE OF SHARPE AVENUE AND EXTENDS BACK NORTHWARDLY BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF KLINE STREET 154.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA NA BY VIRTUE OF SUBSTITUTE TRUSTEE'S DEED RECORDED 05/31/2016 INSTRUMENT # 20160531-0054621 IN DAVIDSON COUNTY RECORDS

Commonly known as: 1005 SHARPE AVE, NASHVILLE, TN 37206

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoove of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officers on this 2 DAY OF June 2016.

BANK OF AMERICA, N.A.

By: _____

Name: KIMBERLY STEADMAN

Title: AVP

State of: TEXAS
County of: COLLIN

Before me, Liliana Rivero, the undersigned Notary Public, on this day personally appeared Kimberly Steadman, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6/2/16

Liliana Rivero
Notary Public's Signature

LILIANA RIVERO
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-28-19

AFFIDAVIT OF VALUE

State of: Texas
County of: Collin

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $134,866.86*, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant:

Sworn to and subscribed before me on this 2nd day of June, 2016 by Kimberly Steadman.

Witness my hand and official seal

Liliana Rivero
Notary Public's Signature

LILIANA RIVERO
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-28-19

File # 14-05666

True Copy Certification

I, Renee Reyna, 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 Texas

County of Dallas

Personally appeared before me, Jacqueline R. Garner, a notary public for this county and state, Renee Reyna 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: 10/21/2019

Jacqueline R Garner
Notary Public
Commission # 12877224
State of Texas
Expires
10-21-2019