Drafted by:
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Karen Johnson Davidson County
Batch# 299043 DEEDWARRSP
10/10/2019 11:43:30 AM 5 pgs
Fees: $28.00 Taxes: $654.90
20191010-0103995

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GLASSY BAY PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	**GLASSY BAY PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**	**03200007700**
1090 S MILPITAS BLVD # 106	**1090 S MILPITAS BLVD # 106**	
MILPITAS, CA 95035	**MILPITAS, CA 95035**	

FOR AND IN CONSIDERATION of $177,000.00, cash in hand paid by the Grantee(s) accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BANK OF AMERICA, N.A.** has/have this day bargained and sold, and do hereby transfer and convey unto the said **GLASSY BAY PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 2 ON THE PLAN OF THE RESUBDIVISION OF LOTS 1-7 BRICK CHURCH VALLEY SUBDIVISION, SECTION ONE OF RECORD IN BOOK 4175, PAGE 88 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID #032000007700

THIS BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT, IN A DEED DATED JUNE 10, 2014 AND RECORDED JUNE 16, 2014 AS INSTRUMENT NO. 20140616-0052202.

Property known as: **4245 BRICK CHURCH PIKE, WHITES CREEK, TN 37189.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. 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 set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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 SEP 18 2019 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., BY CARRINGTON MORTGAGE SERVICES, LLC AS ATTORNEY IN FACT

By: _____ SEP 18 2019

Stacy Behan

Name: _____

Title: Authorized Signer

STATE OF)
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____, who is personally known to me (or satisfactorily proven) to be the _____ of CARRINGTON MORTGAGE SERVICES, LLC, AS ATTORNEY IN FACT FOR BANK OF AMERICA, N.A., the Grantor herein, and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

See Attached

Before me,

_____
Notary Public

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On SEP 18 2019, before me, Wheny Wulandari , Notary Public, personally appeared Stacy Behan, 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.

As

WITNESS my hand and official seal.

Signature _____ (Seal)

Wheny Wulandari

WHENY WULANDARI
Notary Public – California
Orange County
Commission # 2214915
My Comm. Expires Oct 17, 2021

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Spec. Warr. Deed

(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

I/WE hereby swear or affirm that actual consideration for this transfer or the value of the property transferred, whichever is greater, is $177,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

AFFIANT

STATE OF TN

COUNTY OF RUTHERFORD

Subscribed and sworn before me this 7th day of Oct, 2019.

(seal)

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-03-2022
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 01-03-22

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY