Davidson County DEEDWARR
Recvd: 09/14/06 10:55 2 pgs
Fees:13.00 Taxes:281.20
20060914-0114016

S&K #: 06-CL227

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, NA, organized and existing under the laws of the United States of America, hereinafter called Grantor, Ryan Nichols, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

A certain Tract of Land in Davidson County, State of Tennessee, bound and described as follows:
Being Lot No. 110 on the Plan of Sterling Heights, Section 3 as of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed by Deed recorded in Instrument Number 20060327-0034812 in said Register's Office.

For prior title, see Successor Trustees Deed of record in Instrument Number 20060327-0034812 said Register's Office of Greene County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

First Preston Management, Inc. as
Attorney-In Fact for Bank of America, N.A.

BY: First Preston Management, Inc.
~~As Attorney-in-fact for Bank of America, NA~~

Title: By
Jeffrey F. Moffitt, Closing Manager

CASH ☐ ☐ FILE

CHECK
MAIL

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY F MOFFITT of First Preston Management, Inc. as Attorney-In-Fact for Bank of America, N.A., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he/she/they is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 10th day of August, 2006

Donna M. Thurtell
NOTARY PUBLIC

My Commission Expires: 3/26/10

DONNA M. THURTELL
NOTARY PUBLIC
STATE OF COLORADO

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $76,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of AUGUST, 2006.

Notary Public

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

Property Address: 61 Jay Street Nashville, TN. 37210

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Ryan Nichols
302 MOSSLANE
FRANKLIN TN 37064

S & K File # 06-CL227

Map & Parcel : 0119-06-217.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119