SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Affiant Maria E. Castillo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: Lizeth Garcia
(AFFIX SEAL)

RETURN TO:

NA Title Corporation
3231 Sunset Blvd, Suite B
West Columbia, SC 29169

NOTARY PUBLIC STATE OF TEXAS
LIZETH GARCIA
My Commission Expires
July 15, 2012

TN10-10211

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road. Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Smelser	Wayne Smelser	
(NAME)	(NAME)	14808018600
4616 Xavier Drive	3497 Little Rock Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Eagleville TN 37060	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Wayne Smelser,**HEREI NAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44, ON THE PLAN OF HAZELWOOD, SECTION 17, OF RECORD IN BOOK 5210, PAGE 30, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 44 FRONTS 70.02 FEET ON THE SOUTHEASTERLY MARGIN OF XAVIER DRIVE AND EXTENDS BACK 140.00 FEET ON THE NORTHEASTERLY LINE AND 95.22 FEET ON THE SOUTHWESTERLY LINE TO A TWICE BROKEN LINE IN THE REAR, MEASURING 106.15 FEET THEREON.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20100401-0024404, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; (c) Restrictive covenants of record in Book 4562 at page 138 and in Book 5305 at page 834, said Register's Office; (d) all matters appearing on the plan of record in Book 5210 at page 30, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4616 Xavier Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100071070 DEEDWARRSP
Recvd: 11/09/10 09:54 2 pgs
Fees:13.00 Taxes:181.30
20101109-0089802

Witness my hand this 21st day of October, 2010.

BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP

BY: Bobbi Laughlin

IT'S: Bobbi Laughlin, Assistant Secretary

BAC HOME LOANS SERVICING, LP CORPORATE SEAL

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Bobbi Laughlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of BAC HOME LOANS SERVICING, LP, and declared that he or she as such Assistant Secretary (Officer) of BAC HOME LOANS SERVICING, LP executed this instrument as the free act and deed of BAC HOME LOANS SERVICING, LP.

WITNESS my hand and official seal this 21 day of October, 2010.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS

LIZETH GARCIA
My Commission Expires
July 15, 2012