BILL GARRETT, Davidson County
Trans:T20110035434 DEEDWARRSP
Recvd: 06/14/11 10:18 3 pgs
Fees:18.00 Taxes:277.50
20110614-0045427

S&K #: 11-019380

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, N.A. organized and existing under the laws of the United States of America, hereinafter called Grantor, and Michael McMeekan 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:

See "Exhibit A"

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060420-0045378 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20110301-0016461, in said Register's Office.

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.

Property Address: 5324 Edmondson Pk, 5 & GA, Nashville, Tennessee 37211

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Michael McMeekan
5324 Edmondson Pike, Apt 5
Nashville, TN 37211

Map & Parcel 161010-A-03500

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

Bank of America, N.A.

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

BY: _____

Erica L Williams, assistant vice president

IT'S: _____

STATE OF AZ
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Erica L Williams, 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 vice president (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for Bank of America, N.A., the within named bargainor, and that he or she as such assistant vice president (Officer) being authorized to do so, executed the foregoing instrument on behalf of Bank of America, N.A., as the assistant vice president (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for of Bank of America, N.A., and declared that he or she as such assistant vice president (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, executed this instrument as the free act and deed of Bank of America, N.A..

WITNESS my hand and Official Seal at Office this 10th day of June, 2011.

LINDSEY MULLARKEY
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 10, 2012

_____
NOTARY PUBLIC
Lindsey Mullarkey

My Commission Expires: August 10, 2012

STATE OF AZ
COUNTY OF Maricopa

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 $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant Sonia Luna, closing officer

Subscribed and sworn to before me this the 10th day of June, 2011.

_____
Notary Public Lindsey Mullarkey

My commission expires: August 10, 2012

LINDSEY MULLARKEY
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 10, 2012

"Exhibit A"

TRACT NO. I:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS UNIT 5324-#5, DANBURY, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON EDMONDSON PIKE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF DANBURY, CONDOMINIUM APARTMENTS, RECORDED AS EXHIBIT "C" TO THE MASTER DEED OF RECORD IN BOOK 6612, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6612, PAGE 75, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF DANBURY, CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN BOOK 6612, PAGE 75, AND BY-LAWS RECORDED IN BOOK 6612, PAGE 107, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

TRACT NO. II:

A CERTAIN GARAGE LOCATED IN A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS GARAGE #20, DANBURY, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON EDMONDSON PIKE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF DANBURY, CONDOMINIUM APARTMENTS, RECORDED AS EXHIBIT "C" TO THE MASTER DEED OF RECORD IN BOOK 6612, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6612, PAGE 75, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF DANBURY, CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN BOOK 6612, PAGE 75, AND BY-LAWS RECORDED IN BOOK 6612, PAGE 107, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.
TRACT NOS. 1AND II BEING THE SAME PROPERTY CONVEYED TO WILLIAM G. BANKS, UNMARRIED, BY DEED FROM LISA K. GLASS, UNMARRIED, AS TO TRACT NO. I, AND CARLA M. HARRELL, UNMARRIED, AS TO TRACT NO. II OF RECORD IN INSTRUMENT NO. 200604200045377, REGISTER'S OFFICE FOR AID COUNTY.