S&K #: 10-011437

## SPECIAL WARRANTY DEED

THIS DEED, between BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing organized and existing under the laws of the United States of America, hereinafter called Grantor, and Michelle Diep, Mao Moeun and Hong Diep 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:

**Described property located in Davidson County, Tennessee, to wit:**

**Land in Davidson County, Tennessee, being Lot No. 157 on the plan of October Woods, phase 3, section 9, a planned unit development, of record in Instrument No. 200209160112495, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description of said lot. Being the same property conveyed to Scott J. McLeod and Alice A. McLeod, husband and wife, by Deed from Yazdian Construction Inc., dated 10/02/2003, of record in instrument No. 200310100150959, Register's Office for Davidson County, TN. 4556 Red Bark Court, Antioch, TN 37013**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 200505270060270 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20100504-0033663 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: 4556 Red Bark Court, Antioch, TN 37013

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Michelle Diep, Mao Moeun and Hong Diep
5613 Crestwood Ct
Antioch, TN 37013

Map & Parcel 183050A341.00

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

BILL GARRETT, Davidson County
Trans:T20110051527 DEEDWARRSP
Recvd: 08/22/11 11:33 3 pgs
Fees:18.00 Taxes:644.54
20110822-0064731

BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing

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

BY: _____

IT'S: Jennifer Perry, Assistant Secretary

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, 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 _____ (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, the within named bargainor, and that he or she as such _____ (Officer) being authorized to do so, executed the foregoing instrument on behalf of BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, as the _____ (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for of BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, and declared that he or she as such _____ (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, executed this instrument as the free act and deed of BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing.

WITNESS my hand and Official Seal at Office this _____ day of _____, 2010.

See Attached
NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Shelby

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 $174,200.00 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 15th day of Dec, 2010.

Notary Public

ROBERT SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My commission expires: 3-25-12

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Ventura

On Dec. 08, 2010 (Date) before me, K. Gould (Here Insert Name and Title of the Officer),

personally appeared Jennifer Perry (Name(s) of Signer(s)),

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.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

K. GOULD
Commission # 1739697
Notary Public - California
Ventura County
My Comm. Expires Apr 17, 2011

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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