SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HANNICA MCSHAN
My Commission Expires
November 24, 2012

Return to:

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

11-0015580
TN11-10710

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
Bill Brewer	Bill Brewer	
(NAME)	(NAME)	
7810 Sawyer Brown Road	709 Vail Court	128-10-0-228.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(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, **WELLS FARGO BANK, NA, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANK OF AMERICA MORTGAGE SECURITIES, INC., ALTERNATIVE LOAN TRUST 2006-7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-7**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **BILL BREWER,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT 4-B, ON THE PLAN OF SECTION TWO, CLUNAN HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 362, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20110322-0022204, said Register's Office.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

This conveyance is subject to (a) 2011 real property taxes; (b) Covenants, Conditions, Restrictions, Reservations, Liabilities and Obligations, in Book 6537, Page 70, and re-recorded in Book 6541, Page 984. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant is not in violation of state or federal law, is exempt under 42U.S.C. Section 3607, or relates to a handicap, but does not discriminate against handicap people; (c) Restrictive Covenants and all matters appearing on the plan of record in Plat Book 6250, Page 362, said Register's Office; (d) Federal Tax Lien filed on January 02, 2008, as Instrument No. 20080102-0000076, filed against William Dwayne Brewer, in the amount of $70,839.03, said Register's Office; (e) Federal Tax Lien filed on March 14, 2011, as Instrument No. 20110314-0019978, filed against William E Brewer, in the amount of $156,766.31, said Register's Office and (f) Federal Tax Lien filed on March 28, 2011, as Instrument No. 20110328-0023447, filed against William E Brewer, in the amount of $1,009.43, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7810 Sawyer Brown Road, Nashville, TN 37221
(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.

Davidson County DEEDWARRSP
Recvd: 10/04/11 10:47 2 pgs
Fees:13.00 Taxes:148.00
20111004-0076799

Witness my hand this 22nd day of September, 2011.

WELLS FARGO BANK, NA, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANK OF AMERICA MORTGAGE SECURITIES, INC., ALTERNATIVE LOAN TRUST 2006-7

BY: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, AS ATTORNEY IN FACT

BY: _____

IT'S: Valinda Pickens, Asst. Vice President

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Valinda Pickens, 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 BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for WELLS FARGO BANK, NA, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANK OF AMERICA MORTGAGE SECURITIES, INC., ALTERNATIVE LOAN TRUST 2006-7, 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 WELLS FARGO BANK, NA, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANK OF AMERICA MORTGAGE SECURITIES, INC., ALTERNATIVE LOAN TRUST 2006-7, as the Assistant Vice President (Officer) of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for WELLS FARGO BANK, NA, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANK OF AMERICA MORTGAGE SECURITIES, INC., ALTERNATIVE LOAN TRUST 2006-7, and declared that he or she as such Assistant Vice President (Officer) of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, AS ATTORNEY IN FACT, executed this instrument as the free act and deed of WELLS FARGO BANK, NA, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANK OF AMERICA MORTGAGE SECURITIES, INC., ALTERNATIVE LOAN TRUST 2006-7.

WITNESS my hand and official seal this 22nd day of September, 2011.

_____
Notary Public

My Commission Expires: 11-24-12

NOTARY PUBLIC STATE OF TEXAS
HANNICA MCSHAN
My Commission Expires
November 24, 2012

True Copy Certification

I, Jaren Pruitt 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.

Signature

State of South Carolina

County of Lexington

Personally appeared before me, Kaitlyn Skinner a notary public for this County and State, Lexington, SC who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA