BILL GARRETT, Davidson County
Trans:T20120002765 DEEDWARRSP
Recvd: 01/12/12 08:24 2 pgs
Fees:13.00 Taxes:277.13
20120112-0003136

SPECIAL WARRANTY DEED

REO Loan #: 163667

THIS INDENTURE, made and entered into this 22nd day of November, 2011, by and between, **Arch Bay Holdings, LLC - Series 2010A,** party of the first part, and **Andrea Nicole Mays,** Unmarried, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit:

Building
Build in 22-D, as shown on the PLAN OF VILLAS AT BELLE PARKE, PHASE ONE, a Horizontal property regime, of record in Instrument No. 20020913-0111601 and Master Deed of record in Instrument No. 20020911-00110959, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Parcel No.: 162120B03000C0

Property Known as: 1345 Bell Road, #326, Antioch, Tennnessee, 37013

This being the same property conveyed to **Arch Bay Holdings, LLC - Series 2010A,** by Trustee's Deed of record in Instrument Number 201102250015630 in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for any Restrictions, Building Lines, Easements, Declarations, Dedications, Reservations, Covenants, Conditions and other matters of record in Instrument Numbers 200209130111601, 2002091100110959, 200210250130922, 200305150066792, 200402180018915, and 200209110110958 the Register's Office of Davidson County, Tennessee; and 2011 Davidson, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

Arch Bay Holding, LLC - Series 2010A

By: Christopher R. Warner, Vice President

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Personally appeared before me, a Notary Public in and for the above referenced State and County, **Christopher R. Warner**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the **Vice President of Arch Bay Holdings, LLC – Series 2010A**, 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 this 22nd day of November, 2011.

Laura Lee DeFrancisco
NOTARY PUBLIC

My Commission Expires: March 1, 2014

LAURA LEE DEFRANCISCO
Notary Public - Arizona
Maricopa County
My Comm. Expires Mar 1, 2014

STATE OF ARIZONA
COUNTY OF MARICOPA

REO Loan #: 163667

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 $74,900.00, 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 22nd day of November, 2011.

NOTARY PUBLIC

My commission expires: March 1, 2014

Property Address:
1345 Bell Road #326
Antioch, TN 37013

LAURA LEE DEFRANCISCO
Notary Public - Arizona
Maricopa County
My Comm. Expires Mar 1, 2014

New Owner and Mail Tax Bills to:
Andrea Nicole Mays
1345 Bell Rd. #326
Antioch, TN 37013

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427