Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20120007357 DEEDWARRSP
Recvd: 01/31/12 11:22 3 pgs
Fees:18.00 Taxes:92.13
20120131-0008705

This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1113BATN
Property ref: 3218 HOLLAND LN, NASHVILLE, TN 37218

# SPECIAL WARRANTY DEED

Send tax bills to: Jose Javier Villasenor

Name and address of new owner: 520 Moss Landings Dr, Antioch, TN 37013

Map parcel number: 080-080-122.0

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

**DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE HOLDERS OF THE DOVER MORTGAGE CAPITAL CORPORATION, GRANTOR TRUST CERTIFICATE SERIES 2004-A,**

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

**JOSE JAVIER VILLASENOR**

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

**The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.**

Source of Title: SUBSTITUTE TRUSTEES DEED RECORDED AT INSTRUMENT # **20110516-0037153.**

Witness our hand this 18 day of January, 20 12 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE HOLDERS OF THE DOVER MORTGAGE CAPITAL CORPORATION, GRANTOR TRUST CERTIFICATE SERIES 2004-A

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

By: _____
Its: Judy Shu, AVP

By: _____
Its: Irene Carrillo, AVP

State of ARIZONA
County of MARICOPA

Personally appeared before me, Judy Shu, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the AVP of the maker 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.

Additionally, personally appeared before me, Irene Carrillo, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the AVP of the maker 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, at office, this 18 day of January, 2012.

Notary Public _____
My commission expires: 5/10/13
(Affix Seal)

TRISHA MOTHERSHED
Notary Public - Arizona
Maricopa County
My Comm. Expires May 10, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration of value, whichever is greater, for this transfer is $24,900.00

_____
Affiant

Subscribed and Sworn to before me this 24 day of January, 2012.

_____ My Commission Expires: 2-19-13
Notary Public

Exhibit "A"

Legal Description

A CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BEING LOT NO. 295 ON THE PLAN OF BORDEAUX HILLS, SECTION TWO, AS OF RECORD IN BOOK 3600, PAGE 7, AS AMENDED IN BOOK 3671, PAGE 19, ROISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF HOLLAND LANE AT THE CORNER OF LOTS NOS. 295 AND 296; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHEASTERLY 117.15 FEET TO A POINT; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHEASTERLY 117.15 FEET TO A POINT; THENCE NORTHWESTERLY 58.81 FEET TO A POINT WHICH IS 1.25 FEET SOUTHEASTERLY FROM THE ORIGINAL CONRER OF LOTS NO. 294 AND 295; THENCE SOUTHWESTERLY 120.83 FEET TO A POINT IN THE MARGIN OF HOLLAND LANE, SOUTHEASTERLY 58.75 FEET TO THE POINT OF BEGINNING.