BILL GARRETT, Davidson County
Trans:T20120008023 DEEDWARRSP
Recvd: 02/02/12 10:41 4 pgs
Fees:23.00 Taxes:380.18
20120202-0009451

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# 1139BATN
Property ref: 454 W CAMPBELL ROAD, GOODLETTSVILLE, TN 37072

SPECIAL WARRANTY DEED

Send tax bills to: 454 W CAMPBELL ROAD, GOODLETTSVILLE, TN 37072
Name and address of new owner: GARY SAMUELSON-
454 W CAMPBELL ROAD, GOODLETTSVILLE, TN 37072
Map parcel number:033-00-0-105.00

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,

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP,

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

GARY SAMUELSON,

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.

Substitute Trustee's Deed recorded as instrument #20110701-0050531 in Davidson County.

Witness our hand this 23 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.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

By: _____
Its: AVP

By: _____
Its: AVP

State of Texas.
County of Collin

(For signer #1)
Personally appeared before me, Marta Quintiros (name of notary public), Notary Public, Lynae Hollins (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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.

(For signer #2)
Additionally, personally appeared before me, Marta Quinteros (name of notary public), Notary Public, Valinda Pickens (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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 23 day of January, 20 12.

_____
Notary Public
My commission expires:
(Affix Seal)

MARTA QUINTEROS
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-22-15

Exhibit "A"

Legal Description

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, A TRACT OF LAND AS SHOWN ON THE PLAT OF THOMAS A. DULWORTH'S 2.024 ACRE TRACT, MORE OR LESS, BEING A PART OF THE AGNES M. DAY TRACT, OF RECORD IN BOOK 4885, PAGE 58, SAID REGISTER'S OFFICE, AND DESCRIBED ACCORDING TO A SURVEY BY RALPH W. C. LAMBERT, DATED DECEMBER 13, 1975:
BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF CAMPBELL ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO R. B. KEMPER BY DEED FROM AGNES M. DAY, OF RECORD IN BOOK 1109, PAGE 209, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHERLY LINE OF PROPERTY CONVEYED TO THE SAID R. B. KEMPER AND PARTIALLY WITH THE NORTHERLY MARGIN OF KEMPER'S PRIVATE DRIVE, SOUTH 89 DEGREES 34 MINUTES EAST 584 FEET TO AN IRON PIN IN THE WESTERLY LINE OF E. M. KEMPER PROPERTY; THENCE WITH THE WESTERLY BOUNDARY OF THE KEMPER LAND, NORTH 2 DEGREES WEST 150.0 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 40 MINUTES 08 SECONDS WEST 596.56 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF CAMPBELL ROAD; THENCE WITH SAID MARGIN SOUTH 6 DEGREES 49 MINUTES EAST 150.0 FEET TO THE POINT OF BEGINNING, CONTAINING 2.024 ACRES, MORE OR LESS.

Borrower's source of title is that certain Substitute Trustee's Deed, instrument number
* T20110039583, Davidson County, Tennessee.

* See page 1 for instrument number of deed

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $102,751.—

Affiant

Subscribed and sworn to before me this the 30th day of January 2012.

Notary Public

My commission expires:
(Affix Seal)

SHARILYN WAGNER
NOTARY
My Comm. Expires
June 1, 2012
PUBLIC
GWINNETT COUNTY, GEORGIA