BILL GARRETT, Davidson County
Trans:T20120010188 DEEDWARRSP
Recvd: 02/10/12 08:58 4 pgs
Fees:23.00 Taxes:307.10
20120210-0011899

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# 1015BATN
Property ref: 412 HAMBLEN DRIVE, MADISON, TN 37115

SPECIAL WARRANTY DEED

Send tax bills to: 412 Hamblen Drive Madison TN 37115

Name and address of new owner: Bryan Teel 412 Hamblen Drive Madison TN 37115

Map parcel number: 042-03-0-080.00

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.,

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

BRYAN TEEL

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.

Witness our hand this 20 day of December, 20 11, 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.

By: _____
Its: Asst Vice President

By: _____
Its: Asst Vice President

State of Texas
County of Collin

Personally appeared before me, Lynae Hollins, 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 Asst Vice President 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 20 day of December, 20 11

Notary Public _____
My commission expires:
(Affix Seal)

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 70 ON THE PLAN OF PRIMROSE ACRES, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2663, PAGE 106, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NUMBER 70 IS A CORNER LOT AND FRONTS 214.57 FEET ON THE NORTHERLY MARGIN OF HAMBLIN DRIVE AND 155 FEET ON THE WESTERLY MARGIN OF PRIM DRIVE, SAID FRONTAGES JOINED BY A CURVE OF 39.27 FEET; AND EXTENDS BACK 166.7 FEET ON THE NORTHERLY LINE AND 195 FEET ON THE WESTERLY LINE TO A POINT.

Source of title

_____ Trustee's Deed or
_____ Substitute Trustee's Deed or
_____ Warranty Deed or
___x__ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20110328-0023561
County of DAVIDSON , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is 83,000.00

Affiant

Subscribed and sworn to me before this the 30TH day of December, 2011.

Notary Public

My commission expires:
(Affix Seal)

