BILL GARRETT, Davidson County
Trans:T20120010207 DEEDWARRSP
Recvd: 02/10/12 09:17 4 pgs
Fees:23.00 Taxes:625.30
20120210-0011928

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# 1140BATN
Property ref: 5721 EDMONSON PIKE UNIT 118 n/k/a 118 HONEY CREEK LANE UNIT 118, NASHVILLE, TN 37211

SPECIAL WARRANTY DEED

Send tax bills to: 422 Lazy Creek Ln., Nashville, TN 37211
Name and address of new owner: Elizabeth Nicole Moore-422 Lazy Creek Ln., Nashville, TN 37211
Map parcel number: 161130B11800

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,

ELIZABETH NICOLE MOORE,

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 26 day of January, 2012, 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: AVP

By: _____
Its: AVP

State of Texas.
County of Collin

(For signer #1)
Personally appeared before me, William Owens (name of notary public), Notary Public, Lynda 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, William Owens (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 26 day of January 2012.

_____
Notary Public
My commission expires:
(Affix Seal)

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY TENNESSEE, BEING UNIT NO.118 ON THE PLAN OFCREEKSIDE, AS SHOWN ON EXHIBIT "C" OF THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20040702-0079260 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Source of title

_____ Trustee's Deed or
__x___ Substitute Trustee's Deed or
_____ Warranty Deed

Recording information:
Deed Book , Page ; or
Instrument Number # 20101105-0088919.
County of Davidson , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 169,000.00 .

Affiant

Subscribed and sworn to before me this the 31st day of January, 2012.

Notary Public

My commission expires:
(Affix Seal)

MELANIE BIBB
NOTARY PUBLIC
GWINNETT COUNTY
GEORGIA
EXPIRES
AUG. 19, 2015