This instrument prepared by:
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BOA/ Barclay, Marc

BILL GARRETT, Davidson County
Trans:T20120016321 DEEDWARR
Recvd: 03/06/12 08:49 2 pgs
Fees:13.00 Taxes:3052.50
20120306-0019406

WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of August, 2011 by and between Marc Barclay and wife, Krissa Barclay, party of the first part, and Bank of America, N.A., its successors and assigns party of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Revised Section Two, Otterwood, revised as of record in Book 6900, Page 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
This conveyance is subject to all restrictions, easements and all matters appearing on the plan of record and all applicable government and zoning regulations.
LESS AND EXCEPT that portion of Lot 90 conveyed to Deborah Saunders Ryan and husband, Dennis Ralph Ryan in Instrument No. 20090513-0044127 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Deed of record in Register's Instrument No. 20040514-0057036, Register's Office of DAVIDSON County, Tennessee.

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, his successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered with the exception of Deed of Trust of record in Register's Instrument No. 20070912-0109320 which shall be released by the grantee herein, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature(s) of the said party(ies) of the first part the day and year first above written.

MARC BARCLAY

KRISSA BARCLAY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marc Barclay and Krissa Barclay with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that he/she (they) executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 29th day of August, 2011.

Kaye E Halle
Notary Public

KAYE E. HALLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 3-24-14

Property Address: 34 PARK MEADOWS, NASHVILLE, TN 37215
Parcel # 158-040A09500C0
PROPERTY OWNER AND RESPONSIBLE PARTY FOR PAYMENT OF TAXES:
BANK OF AMERICA, N.A.,
1200 NORTH FRENCH STREET
BRACEBRIDGE IV
WILMINGTON, DE 19884

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2012.

Notary Public
My Commission Expires: 4-20-2014

KATHY S. RUFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires April 20, 2014