BILL GARRETT, Davidson County
Trans:T20120022045 DEEDWARR
Recvd: 03/27/12 09:31 2 pgs
Fees:13.00 Taxes:1903.65
20120327-0025855

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Hwy 19 North, Suite 300
Clearwater, FL 33761

New Owner(s) Address and mail tax statements to:
Arnold Huskey
344 Lake Valley Drive
Franklin, TN 37069

Property Tax ID#: 104-130271.00
File #: 8500286

WARRANTY DEED

This instrument, made and entered into on this the 08 day of MAR, 2012, by and between BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING LP, as Grantor, and ARNOLD HUSKEY, a married man, whose address is 344 Lake Valley Drive, Franklin, TN 37069, Grantee.

Witnesseth:

That for and in consideration of the sum of $514,500.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor have this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantees' successors and assigns, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 1, ON THE PLAN OF RESUBDIVIONS OF PART OF LOT 17, BLOCK L OF THE WHITLAND REALTY COMPANY SUBDIVISION, OF RECORD OF PLAT BOOK 7900, PAGE 700, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING LP BY DEED FROM JERRY A. KENNON, DATED APRIL 20, 2011, OF RECORD IN INSTRUMENT NO. 20110428-0032567, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Commonly known as 3629 Brighton Road, Nashville, TN 37205

To have and to hold unto the said Grantee, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantors' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

BAC HOME LOANS SERVICING, LP f/k/a
COUNTRYWIDE HOME LOANS SERVICING LP

By: _____

Its: Cindy Ton, AVP

_____
Witness

Alecia Bryant
Printed Name

_____
Witness

Pennie Clayton
Printed Name

STATE OF TEXAS }
COUNTY OF COLLIN }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Cindy Ton its AVP for BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING LP, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 08 day of MAR, 2012.

LIZETH GARCIA
My Commission Expires
July 15, 2012

_____
Notary Public
My Commission Expires

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $514,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
Affiant Stephanie Allen

Subscribed and sworn to before me this the 08 day of MAR, 2012.

LIZETH GARCIA
My Commission Expires
July 15, 2012

_____
Notary Public
My Commission Expires:

Name and Address of Property Owner:

_____
_____
_____

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

_____
_____
_____