This instrument prepared by:
Vicky Kinnard
First American Title
2750 Chancellorsville Drive
Tallahassee, Florida 32312
(877)928-4853

File No.: **9909-3955739**

BILL GARRETT, Davidson County
Trans:T20120026700 DEEDWARR
Recvd: 04/12/12 10:58 3 pgs
Fees:18.00 Taxes:210.72
20120412-0031313

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this February 16, 2012, by and between **Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, for the Mastr Adjustable Rate Mortgages Trust 2006-OA2**

By: Bank of America, N.A., party of the first part, and **DONALD D. DENNIS**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, 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 the City of **ANTIOCH**, County of **Davidson**, State of **Tennessee**, to wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

BEING Lot No. 511 on the Plan of Section 5, Peppertree Forest, P.U.D., as of record in Book 6900, Page 943, and revised in Book 7900, Page 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20111014-0080016** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **165130A01600CO**
X Improved OR
Unimproved property located at: **4428 STONE VIEW DRIVE, ANTIOCH, Tennessee 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, for the Mastr Adjustable Rate Mortgages Trust 2006-OA2

By: Bank of America, N.A.

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Owner's Name: **DONALD D. DENNIS**

and Address: **4428 STONE VIEW DRIVE**
ANTIOCH, TN 37013

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Donald D. Dennis
4428 Stone View Drive
Antioch, TN 37013

State of Texas

County of Collin

Before me, _____ (name of notary public) of the State and County mentioned, personally appeared Lynae Hollins with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be AVP (president or other officer authorized to execute the instrument) of **Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, for the Mastr Adjustable Rate Mortgages Trust 2006-OA2**

By: Bank of America, N.A. the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in this February 16, 2012.

Bobbi Laughlin
Notary Public

My Commission Expires: _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$56,950.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lynae Hollins
Affiant

Subscribed and sworn to before me this February 16, 2012.

Bobbi Laughlin
Notary Public

My Commission Expires: _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012