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# 1005BATN
Property ref: 2657 OAK FOREST DR, Antioch, TN 37013

BILL GARRETT, Davidson County
Trans:T20120027728 DEEDWARRSP
Recvd: 04/17/12 09:06 4 pgs
Fees:23.00 Taxes:333.00
20120417-0032561

SPECIAL WARRANTY DEED

Send tax bills to: 2657 OAK FOREST DR, Antioch, TN 37013

Name and address of new owner: BOUNLATH CHITTABOUPPHA and PHET AMPHONE SOUNTHONEVICHITH

2657 OAK FOREST DR, Antioch, TN 37013

Map parcel number: 149-03-0A-002.00

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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP,

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

BOUNLATH CHITTABOUPPHA and PHET AMPHONE SOUNTHONEVICHITH,

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.

Witness our hand this 5 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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP,

By: _____
Its: Irene Carrillo, AVP

By: _____
Its: Judy Shu, AVP

State of ARIZONA
County of MARICOPA

Personally appeared before me, Judy Shu & Irene Carrillo acting as the AVP, 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 AVP 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 5 day of December, 20 11.

Notary Public _____
My commission expires: 5/10/13
(Affix Seal)

TRISHA MOTHERSHED
Notary Public - Arizona
Maricopa County
My Comm. Expires May 10, 2013

Exhibit "A"

Legal Description

BEING LOT NO. 22, SECTION ONE, ON THE PLAN OF CHELSEA VILLAGE ADDITION, A PORTION OF PICCADILLY, SEC. 2, A PUD, OF RECORD IN PLAT BOOK 7900, PAGE 704, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LORI A. BOBO BY DEED FROM JERRY D. BUTLER DATED 04/30/98 AND FILED OF RECORD IN BOOK 10960, PAGE 313, SAID REGISTER'S OFFICE.

Source of title

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

Recording information:
Deed Book , Page ; or
Instrument Number 20110610-0044604
County of Davidson , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Affiant

Subscribed and sworn to before me this the 31st day of JANUARY 20 12

Notary Public

My commission expires:
(Affix Seal)

SHARILYN WAGNER
NOTARY
My Comm. Expires June 1, 2012
PUBLIC
GWINNETT COUNTY, GEORGIA