BILL GARRETT, Davidson County
Trans:T20120029025 DEEDWARRSP
Recvd: 04/20/12 12:56 6 pgs
Fees:33.00 Taxes:196.10
20120420-0034005

Commitment Number: 2979378
Seller's Loan Number: 11-0113834

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Justin Morris and **Kristen Morris,** 8145 BONNAFAIR DR. HERMITAGE, TN 37076-1039

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
074 04 0 094.00

SPECIAL WARRANTY DEED

The Grantee(s), or purchaser(s), of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

THIS INDENTURE, made and entered into as of the April 12, 2012, by and between **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP.**, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082,** hereinafter grantor, and party of the first part, for $53,000.00 (Fifty-Three Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Justin Morris** and **Kristen Morris**, hereinafter grantees, party of the second part, whose tax mailing address is **8145 BONNAFAIR DR. HERMITAGE, TN 37076-1039**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $53,000.00 (Fifty-Three Thousand Dollars and no Cents), 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 as set forth in the **Attached Exhibit A**. Said property is commonly known as **8145 BONNAFAIR DR., HERMITAGE, TN 37076-1039**.

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Land in Davidson County, Tennessee, Being Lot No. 41 on the Section 12, Hermitage Hills, as of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which said Plan Reference is hereby made for a more Complete and accurate Legal Description thereof.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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, its 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 it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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 in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **20111031-0084498**

Executed by the undersigned on April 12, 2012:

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

By: Lynae Hollins

Name: Lynae Hollins

Its: AVP

STATE OF Texas

COUNTY OF Collin

Before me, Bobbi Laughlin, a Notary Public of said State and County aforesaid, personally appeared Lynae Hollins its AVP on behalf of **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of BANA the within named Grantor, Party of the First Part and Bargainor, a North Carolina corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of BANA Inc., by himself as such AVP.

Witness my hand and seal, this 12 day of April.

Bobbi Laughlin

Notary Public My Commission Expires_____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

Maximum principal indebtedness for Tennessee recording tax purposes is $53,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Collin

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $53,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of April, 2012.

Lynae Hollins
Affiant

Lynae Hollins
Print Name

(Seal)

Bobbi Laughlin
Notary Public

My commission expires:

Bobbi Laughlin
Print Name

CTIC# _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012