BILL GARRETT, Davidson County
Trans:T20120029777 DEEDWARRSP
Recvd: 04/24/12 09:24 4 pgs
Fees:23.00 Taxes:151.70
20120424-0034866

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# 1315BATN
Property ref: 405 GREGG CT, NASHVILLE, TN 37217

SPECIAL WARRANTY DEED

Send tax bills to: Farokh Fani- 405 Gregg Ct. Nashville, TN. 37217
Name and address of new owner: Farokh Fani- 405 Gregg Ct. Nashville, TN. 37217
Map parcel number: 14904026400

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,

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

FAROKH FANI,

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.

The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

Witness our hand this 3rd day of April, 20 12, 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

By:
Its: Shanda Kreuzer, Assistant Vice President

By:
Its: Trisha Mothershed

State of Arizona
County of Maricopa

(For signer #1)
Personally appeared before me, Todd Gabert (name of notary public), Notary Public, Shanda Kreuzer (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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.

(For signer #2)
Additionally, personally appeared before me, Todd Gabert (name of notary public), Notary Public, Trisha Mothershed, (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer 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 3rd day of April, 20 12

TODD GABERT
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
September 14 2015

Notary Public
My commission expires: 9/14/15
(Affix Seal)

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2-B on the Plan of EDGE-O-LAKE, Section 21, Zone Lot Division, Lot Nos. 1-7, of record in Plat Book 6200, Page 156, Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete description of the property.

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 20111222-0100065
County of Davidson , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 41,000.00 .

Affiant

Subscribed and sworn to before me this the 7th day of April 2012.

Notary Public

My commission expires:
(Affix Seal)

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