Davidson County DEEDWARRSP
Recvd: 05/03/12 13:45 4 pgs
Fees:23.00 Taxes:625.30
20120503-0038173

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# 1231BATN
Property ref: 821 TINTERN ABBOTT CT, NASHVILLE, TN 37211

SPECIAL WARRANTY DEED

Send tax bills to:Peoples Home Equity -213 Ward Circle, Ste 201, Brentwood, TN 37027

Name and address of new owner: HADI AHMADZADEGAN-821 TINTERN ABBOTT CT, NASHVILLE,

TN 37211

Map parcel number: 161 10 08 174.00

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.,,

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

HADI AHMADZADEGAN, Unmarried Man,

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 27 day of FEBRUARY, 2012, 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: ROSEANNE SILVESTRO, AVP

By:
Its: BRIAN TANTILLO, AVP

State of ARIZONA
County of MARICOPA

(For signer #1)
Personally appeared before me, Jennnifer Neville (name of notary public), Notary Public, Roseanne Silvestro (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, Jennifer Neville (name of notary public), Notary Public, Brian Tantillo (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 27 day of FEBRUARY, 2012

Notary Public JENNIFER NEVILLE
My Commission Expires:
Affix seal

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 169,000.00 .

Affiant

Subscribed and sworn to before me this the 27th day of February 2012

Notary Public

My commission expires:
(Affix Seal)

JAMIE ANN WUNDER NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES AUG. 1, 2015

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Villages of Brentwood, Phase Eleven of record in Book 9700, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Source of title

X Trustee's Deed or
____ Substitute Trustee's Deed or
____ Warranty Deed or
____ Quitclaim Deed

Recording information:
Deed Book ____, Page ____; or
Instrument Number 20111019-0081457
County of DAVIDSON, TN

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 08 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE