FILE NO.: BAC-11-10203

BILL GARRETT, Davidson County
Trans:T20120033459 DEEDWARRSP
Recvd: 05/07/12 12:33 4 pgs
Fees:22.00 Taxes:0.00
20120507-0039142

PREPARED BY AND RETURN TO:
RUBIN LUBLIN SUAREZ SERRANO, LLC
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, its successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108	1753 MERRITT ST OLD HICKORY, TN 37138	SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, its successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108

MAP PARCEL NUMBER: 053060A00500CO

THIS INDENTURE, dated Feb 16, 2012, between **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP** Grantor, whose address is 7105 Corporate Drive, PTX-A-274, Plano, TX 75024 and the **SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,** its successors and assigns whose address is c/o Michaelson, Conner, and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, his successors and assigns, the following described property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.5 ON THE PLAN OF WATERFORD SUBDIVISION, PHASE I, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 569, IN THE REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, HEREIN BY DEED OF RECORD AT INSTRUMENT NO. 20120301-0017930, IN THE REGISTER`S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This entity is tax exempt.

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TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persona claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 16th DAY OF Feb, 2012

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

By: _____
Printed Name: Alice Kahvejian
Title: Vice President

STATE OF _____
COUNTY OF _____

Before me, _____[Notary Public], of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be a/the _____[title] of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, the within named bargainor, and that he/she as such _____[title], executed the foregoing instrument for the purpose therein contained, by signing the name of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP by himself/herself as such officer.

WITNESS my hand and seal, this _____ day of _____, 20__.

See Attached Acknowledgment

_____
Notary Public

My commission expires: _____

(Notary Seal)

AFFIDAVIT OF VALUE

STATE OF California

COUNTY OF Los Angeles

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 154,337.72 *(*Government Entity-Tax Exempt) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant: Alice Kahvejian
Vice President

Subscribed and sworn to before me on this the ____ day of _____, 20__.

_____
Notary Public
My commission expires: _____
(Notary Seal)

See Attached JURAT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of LOS ANGELES

On FEB 16 2012 (Date) before me, Yesenia Luna A NOTARY PUBLIC, (Here Insert Name and Title of the Officer)

personally appeared Alice Kahvejian (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

YESENIA LUNA
Commission # 1910544
Notary Public - California
Los Angeles County
My Comm. Expires Nov 24, 2014

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: 20211457 Special Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Item #5907

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 16th day of February, 20 12, by Alice Kahvejian,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

YESENIA LUNA
Commission # 1910544
Notary Public - California
Los Angeles County
My Comm. Expires Nov 24, 2014

(Seal) Signature

Special Warranty Deed

Affidavit of value

LN# 20211457