BILL GARRETT, Davidson County
Trans:T20120035404 DEEDWARRSP
Recvd: 05/14/12 14:34 5 pgs
Fees:28.00 Taxes:1073.00
20120514-0041589

Commitment Number: 2963724
Seller's Loan Number: 870125198

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:
EVANS SMITH, 3508 MURPHY RD., NASHVILLE, TN 37205-2360

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104-05-0-099.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 16, 2012, by and between **BANK OF AMERICA, N.A.**, 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 $290,000.00 (Two Hundred and Ninety Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **EVANS SMITH**, and **MEAGAN SEGEBARTH**, ** hereinafter grantee, party of the second part, whose tax mailing address is **3508 MURPHY RD., NASHVILLE, TN 37205-2360**, the real property described in the **Attached Exhibit A:**

**** as joint tenants with rights of survivorship**

WITNESSETH: That for and in consideration $290,000.00 (Two Hundred and Ninety 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 **3508 MURPHY RD., NASHVILLE, TN 37205-2360** .

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.

Executed by the undersigned on April 6, 2012:

BANK OF AMERICA, N.A.

By: Lynae Hollins

Name: Lynae Hollins

Its: AVP

STATE OF Texas

COUNTY OF Collin

Before me, Valinda Pickens, a Notary Public of said State and County aforesaid, personally appeared Lynae Hollins its AVP on behalf of **BANK OF AMERICA, N.A.**, 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 6 day of April.

Notary Public

My Commission Expires

VALINDA PICKENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-26-15

Maximum principal indebtedness for Tennessee recording tax purposes is $290,000.00
(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 $_____ 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 16 day of April, 2012.

Lynae Hollins
Affiant

Lynae Hollins
Print Name

VALINDA PICKENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-26-15
(Seal)

Notary Public

My commission expires:

_____

Valinda Pickens
Print Name

CTIC# _____

VALINDA PICKENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-26-15

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows: Being Lot Number 10 on the Map of Hardison and Young's Lots in West End Park, of record in Book 421 Page 190, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the property.

Being the same property as conveyed from FEDERAL NATIONAL MORTGAGE ASSOCIATION to BANK OF AMERICA, N.A., as described in Doc # 20120326-0025164, Recorded 03/26/2012 in DAVIDSON County Records.