BILL GARRETT, Davidson County
Trans:T20120036632 DEEDWARRSP
Recvd: 05/18/12 09:10 4 pgs
Fees:23.00 Taxes:143.19
20120518-0043097

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# 1365BATN
Property ref: 3215 CYNTHIA LN, NASHVILLE, TN 37207

SPECIAL WARRANTY DEED

Send tax bills to:Angela White-3215 CYNTHIA LN, NASHVILLE, TN 37207
Name and address of new owner: Angela White-3215 CYNTHIA LN, NASHVILLE, TN 37207
Map parcel number: 05014018000

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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW1,

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

ANGELA WHITE,

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 25 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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW1

By: _____
Its: Trisha Mothershed, AVP

By: _____
Its: Jessica Yetton, AVP

Arizona

State of _____
County of Maricopa

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, ~~Arizona~~ Trisha Mothershed (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW1 and that he executed the same as the free act and deed of said BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW1.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, ~~Arizona~~ Jessica Yetton (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW1 and that he executed the same as the free act and deed of said BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP FOR THE BENEFIT OF JPMORGAN MORTGAGE ACQUISTION TRUST 2006-CW1.

Witness my hand, at office, this 25 day of April, 20 12.

_____
Notary Public
My commission expires: 08/20/15
(Affix Seal)

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 38,700.00 .

Affiant

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

Notary Public

My commission expires:
(Affix Seal)

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

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 296, ON THE PLAN OF PARKWOOD ESTATES, SECTION 2, OF RECORD IN BOOK 3300, PAGE 5, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SAID LOT NO. 296 FRONTS 75.0 FEET ON THE WESTERLY MARGIN OF CYNTHIA LANE AND RUNS BACK BETWEEN LINE 141.3 FEET ON THE NORTHERLY SIDE AND 135.0 ON THE SOUTHERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 79.1 FEET.

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 20110208-0011012
County of DAVIDSON , TN