Commitment Number: 2992681
Seller's Loan Number: 12-0009148

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Davidson County DEEDWARRSP
Recvd: 05/31/12 16:44 5 pgs
Fees:28.00 Taxes:92.13
20120531-0047332

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:
M&J Partnership, 3412 MEADOW CT. NASHVILLE, TN 37207-1786

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
050-03-0-002.00

SPECIAL WARRANTY DEED

The Grantee(s), or purchaser(s), of the property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

THIS INDENTURE, made and entered into as of the May 25, 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 $24,900.00 (Twenty-Four Thousand Dollars and Nine Hundred Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **M&J Partnership***, hereinafter grantee, party of the second part, whose tax mailing address is **3412 MEADOW CT. NASHVILLE, TN 37207-1786**, the real property described in the **Attached Exhibit A:**

***M & J Partnership is one and the same as M & J General Partnership**

Legal Description: Being Lot No. 69 on the Plan of Section 3, Willow Creek, as of record in Book 5200, page 631, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Bank of America, N.A. by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, of record in Instrument No. 20120117-0004555, RODC, TN.

WITNESSETH: That for and in consideration $24,900.00 (Twenty-Four Thousand Dollars and Nine Hundred 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 **3412 MEADOW CT., NASHVILLE, TN 37207-1786.**

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.

Being the same property conveyed to the part of the first part and recorded at: **20120117-0004555**

Executed by the undersigned on May 25, 2012:

Bank of America, N.A.

By: _____

Name: Cory Klapperich

Assistant Vice President

Its: _____

STATE OF Arizona

COUNTY OF Maricopa

Before me, J. Yetton, a Notary Public of said State and County aforesaid, personally appeared Cory Klapperich its Assistant Vice President 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 Assistant Vice President of Bank of America, N.A. the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America, N.A. ~~Inc.~~, by himself as such AVP.

Witness my hand and seal, this 25th day of May, 2012.

_____

Notary Public J. Yetton

My Commission Expires 06/21/2015

J. YETTON
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

Maximum principal indebtedness for Tennessee recording tax purposes is $24,900.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of ARIZONA
County of MARICOPA

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 $24,900.00 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 25th day of May, 20 12.

Affiant

Cory Klapperich
Assistant Vice President
Print Name

(Seal)

Notary Public

My commission expires:

06/21/2015

J. Yetton
Print Name

CTIC# _____

J. YETTON
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

