Return To:

BILL GARRETT, Davidson County
Trans:T20120040342 DEEDWARRSP
Recvd: 06/01/12 12:15 2 pgs
Fees:13.00 Taxes:273.80
20120601-0047644

Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Grantee or Agent of Grantee

Subscribed and sworn before me this the 31st day of May, 2012.

Notary Public
My commission expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

This instrument was prepared by:
Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Marwan Alnemry	Marwan Alnemry	163040A40500CO
2640 Lakeside Meadows Drive	2640 Lakeside Meadows Drive	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

KNOW ALL MEN BY THESE PRESENTS:

That Bank of America, N.A., as successor by merger to BAC Home Loans Servicing LP, fka Countrywide Home Loans Servicing, LP, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00) in hand paid by Marwan Alnemry, a single person, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Marwan Alnemry, a single person, and unto his heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 405, HAMILTON CROSSINGS TOWNHOMES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20040212-0016945, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, FROM SHELLIE WALLACE, AS SUCCESSOR TRUSTEE, DATED DECEMBER 29, 2011, RECORDED JANUARY 3, 2012, IN INSTRUMENT

NUMBER 20120103-0000056, RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

More Commonly Known As: 3001 Hamilton Church Road, Unit 405, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the same unto said Marwan Alnemry, a single person, and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And Bank of America, N.A., as successor by merger to BAC Home Loans Servicing LP, fka Countrywide Home Loans Servicing, LP, by its Attorney-in-Fact, Saxon Mortgage Services, Inc., hereby covenants with said Marwan Alnemry, a single person, that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its Assistant Vice President this 22nd day of May, 2012.

Name: Jennifer Steele
Title: Assistant Vice President
Bank of America, N.A., as successor by merger to BAC Home Loans Servicing LP, fka Countrywide Home Loans Servicing, LP, by its Attorney-in-Fact, Saxon Mortgage Services, Inc.

ACKNOWLEDGEMENT

STATE OF KANSAS)
)
COUNTY OF JOHNSON)

Before me, the undersigned notary public in and for the State and County aforesaid, personally appeared Jennifer Steele, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Assistant Vice President of Saxon Mortgage Services, Inc., a corporation, and who acknowledged that Saxon Mortgage Services, Inc. is the Attorney-in-Fact for Bank of America, N.A., as successor by merger to BAC Home Loans Servicing LP, fka Countrywide Home Loans Servicing, LP, and that he/she as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as Assistant Vice President.

Witness my hand and official seal this the 22nd day of May, 2012.

My Commission Expires:
March 11, 2016

Notary Public

OFFICIAL SEAL
BEN CARRILLO
MY COMMISSION EXPIRES
March 11, 2016