BILL GARRETT, Davidson County
Trans:T20120041565 DEEDWARRSP
Recvd: 06/06/12 09:06 3 pgs
Fees:18.00 Taxes:399.60
20120606-0049242

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# 1390BATN
Property ref: 520 Glenpark Dr, NASHVILLE, TN 37217

SPECIAL WARRANTY DEED

Send tax bills to: DEBORAH L. & JOSEPH SCHULD-520 Glenpark Dr, NASHVILLE, TN 37217
Name and address of new owner: DEBORAH L. & JOSEPH SCHULD-520 Glenpark Dr, NASHVILLE, TN 37217
Map parcel number: 12009007500

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 THE DBALT 2006-AR4 TRUST,

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

DEBORAH SCHULD AKA DEBORAH L. SCHULD and JOSEPH SCHULD,

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 08 day of May, 2012, 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 THE DBALT 2006-AR4 TRUST

By Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: Trisha Mothershed, AVP

By: _____
Its: Jessica yetton, AVP

State of Az.
County of Maricopa

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, 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 THE DBALT 2006-AR4 TRUST 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 THE DBALT 2006-AR4 TRUST.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, 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 THE DBALT 2006-AR4 TRUST 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 THE DBALT 2006-AR4 TRUST.

Witness my hand, at office, this 08 day of May, 2012.

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

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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 5A-39, GLENGARRY PARK, SECTION FIVE-A, as shown on plat of record in Plat Book 3300, Page 58, amended in Book 5461, Page 242, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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 for the benefit of the DBALT 2006-AR4 Trust by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN LLC, Substitute Trustee, recorded on the 9th day of November, 2011 in Instrument No. 20111109-0087678, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ 108,000.00 DOLLARS.

Affiant

Subscribed and sworn to before me this 25th day of May, 2012.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner:	Send Tax Bills To:	
DEBORAH L. SCHULD et vir 520 Glenpark Drive Nashville, TN 37217	Primelending 18111 Preston Road, Suite 900 Dallas, TX 75252	