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# 1324batn
Property ref: 513 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076

BILL GARRETT, Davidson County
Trans:T20120042069 DEEDWARRSP
Recvd: 06/07/12 10:33 4 pgs
Fees:23.00 Taxes:369.63
20120607-0049764

SPECIAL WARRANTY DEED

Send tax bills to: RYAN M. MARSH-513 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076
Name and address of new owner: RYAN M. MARSH-513 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076
Map parcel number: 075120A13500CO

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.,,

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

RYAN M. MARSH,

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.

Witness our hand this 11th day of April, 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.,

By: _____

Its: Brian Tantillo, AVP

State of Arizona

County of Maricopa

Personally appeared before me, ~~Trisha Mothershed~~ MOHAMMAD HASAN (name of notary public), Notary Public, Brian Tantillo, AVP (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of April, 20 12.

_____

Notary Public

My commission expires: ~~05-10-2013~~ 6-21-2015

(Affix Seal)

MOHAMMAD J HASAN
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

Exhibit "A"

Legal Description

BEING LOT NO. 69 ON THE PLAN OF GREER MEADOWS AT CEDAR CREEK, FIRST REVISION, SECTION THREE PHASE II, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NUMBER 20040407-0039587, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

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 20111130-0092998
County of DAVIDSON , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 99,900.00.

Vicki C. Smith
Affiant

Subscribed and sworn to before me this the 19th day of April 2012.

Sharilyn Wagner
Notary Public

My commission expires:
(Affix Seal)

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