BILL GARRETT, Davidson County
Trans:T20120047928 DEEDWARRSP
Recvd: 06/29/12 08:58 4 pgs
Fees:23.00 Taxes:262.70
20120629-0057069

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# 1229BATN
Property ref: 309 LEESA ANN COURT, HERMITAGE, TN 37076

SPECIAL WARRANTY DEED

Send tax bills to: WEBSTER YOUNG-309 LEESA ANN COURT, HERMITAGE, TN 37076

Name and address of new owner: WEBSTER YOUNG-309 LEESA ANN COURT, HERMITAGE,

TN 37076

Map parcel number: 076 05 0 023.00

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, NA, Successor by Merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP,

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

WEBSTER YOUNG,

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 2nd day of March, 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, NA, Successor by Merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP

By: _____
Its: Todd Gabert, Assistant Vice President

By: _____
Its: Lupe Zapata, Assistant Vice President

State of Arizona
County of Maricopa

(For signer #1)
Personally appeared before me, Shanda Kreuzer (name of notary public), Notary Public, Todd Gabert (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.

(For signer #2)
Additionally, personally appeared before me, Shanda Kreuzer (name of notary public), Notary Public, Lupe Zapata (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 2nd day of March, 2012.

Notary Public: Shanda Kreuzer
My Commission Expires: 4-17-12
Affix seal

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 22 on the Plat of Hidden Hills Subdivision, of record in Plat Book 4860, Page 43, Register's Office for said County, to which reference is made for a more complete description.

Subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

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 20111005-0077179
County of DAVIDSON , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for this transfer is $ 71,000 —.

Affiant

Subscribed and sworn to before me this the 23rd day of March 2017.

Notary Public

My commission expires:
(Affix Seal)

GWINNETT COUNTY PUBLIC NOTARY SHARILYN WAGNER GEORGIA EXPIRES June 1, 2018