This Instrument Prepared by and Return To:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number **2012010003TN**

BILL GARRETT, Davidson County
Trans:T20120048011 DEEDWARRSP
Recvd: 06/29/12 10:47 7 pgs
Fees:38.00 Taxes:395.90
20120629-0057175

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) **Lillian V. Grant**	(Name) **Lillian V. Grant**	**176010A04000CO**
(Address) **7008 Hickory Pass Lane**	(Address) **7008 Hickory Pass Lane**	
(City) (State) (Zip) **Antioch, TN 37013**	(City) (State) (Zip) **Antioch, TN 37013**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees and other good and valuable consideration 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 Harborview 2006-1 Trust Fund,** Grantor has this day bargained and sold, and does hereby transfer and convey unto **Lillian V. Grant,** Grantee(s) herein, their successors, heirs and assigns, that certain real estate situated and being in the City of Antioch, County of Davidson, State of Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

Parcel ID# **176010A04000CO**

X Improved OR

Unimproved property located at: **7008 Hickory Pass Lane, Antioch, TN 37013**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) 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 the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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 as of the 21 day of March 2012, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of 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 Harborview 2006-1 Trust Fund by their duly appointed Attorney-in-Fact, Select Portfolio Servicing, Inc.

3-27-12

By: DEBRA REILLY, DOC. CONTROL OFFICER

Title: _____

State of Utah
County Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DEBRA REILLY, DOC. CONTROL OFFICER (Name of Person Signing) 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 DOC CONTROL OFFICER (Title of Person Signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for **Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans, Servicing, LP for the benefit of Harborview 2006-1 Trust Fund** the within name bargainor and that he/she/they acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 27 day of March 2012.

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2012
Comm. Number: 576414

Notary Public
My Commission Expires: 10/10/2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is ~~$107,500.00~~ 107,000.00

Affiant

Subscribed and sworn before me this 10 day of May, 2012

Notary Public
My Commission Expires: JUNE 14 2014

KIMBERLY C MCNELIS
NOTARY PUBLIC
PAULDING COUNTY, GEORGIA
MY COMMISSION EXPIRES

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 40 on the Plan of the Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Davidson County, Tennessee, to which reference is hereby made of a more complete and accurate legal description.

This being the same property conveyed by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN LLC, as Substitute Trustee, 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 Harborview 2006-1 Trust Fund, filed for record December 5, 2011, in Instrument No. 20111205-0094715, Davidson County, Tennessee records.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply:

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as of the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.

2638357
BK 5439 PG 1009

E 2638357 B 5439 P 1009-1010
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/18/2012 02:26 PM
FEE $12.00 Pgs: 2
DEP RT REC'D FOR SELECT PORTFOLIO
SERVICING INC

EXHIBIT "C"

LIMITED POWER OF ATTORNEY

Bank of America, National Association (the "Owner") hereby appoints Select Portfolio Servicing, Inc. ("SPS"), as its true and lawful attorney-in-fact to act in the name, place and stead of the Owner for the purposes set forth below. This Limited Power of Attorney is given pursuant to a certain Servicing Rights Purchase Agreement, dated as of November 7, 2011, between SPS, as purchaser, and Bank of America, N.A., as seller, (the "Agreement") to which reference is made for the definition of all capitalized terms herein.

Now, therefore, the Owner does hereby constitute and appoint SPS the true and lawful attorney-in-fact of the Owner in the Owner's name, place and stead with respect to each Mortgage Loan serviced by SPS pursuant to the Agreement for the following, and only the following, purposes:

1. To execute, acknowledge, seal and deliver deeds, deed of trust/mortgage note endorsements, assignments of deed of trust/mortgage and other recorded documents, tax authority notifications and other instruments of sale, conveyance and transfer, full or partial releases, subordinations, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary and proper to effect the execution, delivery, conveyance or recordation of filing of said documents.

2. To execute and deliver any and all documents in connection with foreclosure, repossession, the taking of a deed in lieu of foreclosure, the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, affidavits of debt, substitutions of trustee(s) serving under a mortgage or deed of trust in accordance with state law and the mortgage or deed of trust, statements of breach or non-performance, release of liens, substitutions of counsel, non-military affidavits, notices of rescission, transfer tax affidavits, affidavits of merit, verifications of complaint, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, and other documents or notice filings on behalf of the Owner in connection with foreclosure, bankruptcy and eviction actions.

3. To endorse and/or assign any borrower or Mortgagor's check or negotiable instrument received by SPS as a payment under a Mortgage Loan.

The Owner intends that this Limited Power of Attorney be coupled with an interest and is revocable.

The Owner further grants to its attorney-in-fact full authority to act in any manner reasonable, proper and necessary to exercise the foregoing powers, and ratifies every such act that SPS may lawfully perform in exercising those powers by virtue hereof.

IN WITNESS WHEREOF, the Owner has executed this Limited Power of Attorney this 5th day of January 2012.

WITNESS:

BANK OF AMERICA, NATIONAL ASSOCIATION

By

Name: Lee Wardlow

Title: Senior Vice President

WITNESS:

STATE OF TEXAS

COUNTY OF COLLIN)

On January 5, 2012, before me, Laura Fischer, personally appeared Lee Wardlow, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

LAURA D. FISCHER
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-02-13

see back of page

STATE OF UTAH)
COUNTY OF DAVIS) ss

I THE UNDERSIGNED, RECORDER OF DAVIS COUNTY, UTAH, DO HEREBY CERTIFY THAT THE ANNEXED AND FOREGOING IS A TRUE AND FULL COPY OF AN ORIGINAL DOCUMENT ON FILE IN MY OFFICE AS SUCH RECORDER

WITNESS MY HAND AND SEAL OF SAID OFFICE

THIS 19 DAY OF March 20 12

RICHARD T. MAUGHAN, RECORDER

Mary Christensen DEPUTY

2 pages