RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30574
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20120049872 DEEDWARRSP
Recvd: 07/06/12 10:31 5 pgs
Fees:28.00 Taxes:444.00
20120706-0059520

Commitment Number: 2981239
Seller's Loan Number: 11-0070609

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Sarah K. Dickerson, 415 Church Street, No. 2305 Nashville, TN 37219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093-06-1J-202.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the June 8, 2012, by and between **Bank of America, NA, Successor by Merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP.**, whose mailing address is **2375 N. Glenville Drive, (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $120,000.00 (One Hundred and Twenty Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Sarah K. Dickerson**, hereinafter grantee, party of the second part, whose tax mailing address is **415 Church Street, No. 2305 Nashville, TN 37219**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $120,000.00 (One Hundred and Twenty Thousand Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is

commonly known as **415 Church Street, No. 2305 Nashville, TN 37219.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $120,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2012.

Notary Public

My Commission Expires: 11/3/15

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **20110817-0063480**

Executed by the undersigned on June 8th, 2012:

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

By: _____

Name: Jessica Yetton, AVP

Its: _____

STATE OF Arizona
Maricopa

COUNTY OF _____

Before me, Trisha Mothershed, a Notary Public of said State and County aforesaid, personally appeared Jessica Yetton its AVP on behalf of **Bank of America, NA, Successor by Merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of Bank of America, N.A. the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such AVP,.

Witness my hand and seal, this 8th day of June, 2012.

_____
Notary Public Trisha Mothershed

My Commission Expires 05/10/13

TRISHA MOTHERSHED
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
May 10, 2013

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: A CERTAIN CONDOMINIUM APARTMENT KNOWN AS UNIT NO. 2305 OF THE HORIZONTAL PROPERTY REGIME OF VIRIDIAN CONDOMINIUM PURSUANT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20061004-0122833 AND ADDENDUM OF RECORD IN INSTRUMENT NO. 20061004-0122834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCED IS MADED FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO ROBERT AMITY AND WIFE, RENITA G. AMITY BY DEED FROM VIRIDIAN DEVELOPMENT COMPANY, LLC A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20061213-0153865, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.