BILL GARRETT, Davidson County
Trans:T20120053101 DEEDWARRSP
Recvd: 07/19/12 09:02 4 pgs
Fees:23.00 Taxes:392.20
20120719-0063413

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# 1392BATN
Property ref: 5629 MURPHYWOOD CROSSING, ANTIOCH, TN 37013

SPECIAL WARRANTY DEED

Send tax bills to: TIGIST W KITTLE-5629 MURPHYWOOD CROSSING, ANTIOCH, TN 37013

Name and address of new owner: TIGIST W KITTLE-5629 MURPHYWOOD CROSSING, ANTIOCH, TN 37013

Map parcel number: 164-130-127.00

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, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP,

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

TIGIST W KITTLE,

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 27 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., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP

By: Lynae Hollins
Its: AVP

By: Bobbi Laughlin
Its: AVP

State of Texas
County of Collin

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Lynae Hollins (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 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 signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Bobbi Laughlin (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 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.

Witness my hand, at office, this 27 day of April 2012.

Notary Public
My Commission Expires:
Affix seal

NOTARY PUBLIC STATE OF TEXAS
HANNICA MCSHAN
My Commission Expires
November 24, 2012

Exhibit "A"

Legal Description

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit; Being Lot No. 70 of the plan of Asheford Crossing, Section Three, a planned unit development, as of Record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate legal description. Being the same property conveyed to Elaine Gantt from Thaddaus Gantt by warranty deed dated June 3, 2005 and Recorded June 9, 2005 in Instrument # 20050609-006270, register's office for Davidson County, Tennessee.

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 20111003-0076286
County of Davidson , TN

STATE OF ~~GEORGIA~~ TENNESSEE
COUNTY OF ~~GWINNETT~~ DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 106,000.00 .

Affiant

Subscribed and sworn to before me this the 16 day of May 20 12

Notary Public

My commission expires:
(Affix Seal)

TERINA GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXP MAR 4 2014
ROBERTSON COUNTY