**THIS INSTRUMENT PREPARED BY:**
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

**Address New Owner(s)**
Emily B. Fenske
~~305 Sylvan Park Lane~~
~~Nashville, Tn 37209~~ P.O. Box 41802
Nashville, TN 37204

Davidson County DEEDWARRSP
Recvd: 07/30/12 12:30 3 pgs
Fees:18.00 Taxes:873.20
**20120730-0066895**

**Send Tax Bills To:**
SAME

**Map & Parcel No.:**
105-14-0-193.00

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of $10.00, paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP,**(her ein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Emily B. Fenske, married**, (herein referred to as "Grantees"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

**A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NUMBER 4 ON THE PLAN OF ROBERT LEE BIBB'S SUBDIVISION OF LOT NUMBER 3 OF THE HENRY TRACT, AS OF RECORD IN BOOK 547, PAGE 194, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER CONVEYED AS FOLLOWS; SAID LOT NUMBER 4 FRONTS 55 FEET ON THE SOUTHERLY SIDE OF WOODS AVENUE, NOW CALLED HILLVIEW HEIGHTS AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF MARTHA STREET, 160 FEET TO DEAD LINE.**

**Being the same property conveyed to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, by deed from Shellie Wallace, as Successor Trustee, on September 13, 2011, of record in Instrument Number 20110915-0071656, Register's Office for Davidson County, Tennessee.**

**Improved property commonly known 807 Hillview Heights, Nashville, Tn 37204.**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is law fully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2012** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed

WITNESS this the 24TH day of July,**201 2.**

GRANTOR:
**Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP**

By: HAYLEY MCKEEFER, AVP.

STATE OF ~~TENNESSEE~~ TEXAS )

COUNTY OF ~~DAVIDSON~~ COLLIN )

The actual consideration for this transfer is **$236,000.00**

AFFIANT HAYLEY MCKEEFER, AVP.

Subscribed and sworn to before me, this 24 day of **July,201 2.**

NOTARY PUBLIC

My Commission Expires:
2/6/16

ANIBAL A RIVERA
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-06-16

STATE OF ~~TENNESSEE~~ TEXAS

COUNTY OF ~~DAVIDSON~~ COLLIN

On this 24 day of July, 2012, before me, appeared HAYLEY MCKEEFER, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the AVP. of **Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP**,and that th e seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said HAYLEY MCKEEFER, AVP. acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

2/6/16

ANIBAL A RIVERA
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-06-16

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2010

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2010
STATE OF TENNESSEE