BILL GARRETT, Davidson County
Trans:T20120056589 DEEDWARRSP
Recvd: 08/01/12 12:01 4 pgs
Fees:23.00 Taxes:462.50
20120801-0067891

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# 1425BATN
Property ref: 1032 LAKEWALK DR, ANTIOCH, TN 37013

SPECIAL WARRANTY DEED

Send tax bills to: Shaheer Anwar 1032 Lakewalk Dr, Antioch, TN 37013

Name and address of new owner: Shaheer Anwar 1032 Lakewalk Dr, Antioch, TN 37013

Map parcel number: 164 08 0B 034.00

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,

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

SHAHEER ANWAR,

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 17 day of MAY, 20__, 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

By: _____
Its: LIZETH GARCIA,
ASST VICE PRESIDENT

By: _____
Its: MARTA QUINTEROS
ASST VICE PRESIDENT

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, LIZETH GARCIA (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 and that he executed the same as the free act and deed of said BANK OF AMERICA N.A.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, MARTA QUINTEROS (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 and that he executed the same as the free act and deed of said BANK OF AMERICA N.A.

Witness my hand, at office, this 17 day of MAY 20 12.

_____
Notary Public
My Commission Expires:
Affix seal

HANNICA MCSHAN
My Commission Expires
November 24, 2012

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 95, ON FINAL PLAT, SECTION ONE, LAKEWALK, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20050128-0010429, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

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 20120117-0004310
County of DAVIDSON , TN

STATE OF GEORGIA
COUNTY OF GWINNETT

The actual consideration or value whichever is greater, for ~~this~~ transfer is $ ~~N/A~~ 125,40

Affiant

Subscribed and sworn to before me this the ___ day of _____ 20__.

Notary Public

My commission expires:
(Affix Seal)

SHARILYN WAGNER NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA June 1, 2016