BILL GARRETT, Davidson County
Trans:T20120062633 DEEDWARR
Recvd: 08/22/12 09:23 4 pgs
Fees:23.00 Taxes:9.25
20120822-0075282

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# 1528BATN
Property ref: 1034A 40th Ave N, Nashville, TN 37209

SPECIAL WARRANTY DEED

Send tax bills to: Naaman Adrian Judy, 1034 A 40th Ave. N., Nashville, TN 37209

Name and address of new owner: Naaman Adrian Judy, 1034 A 40th Ave. N., Nashville, TN 37209

Map parcel number: 091-04-0-A-001.00-CO

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,

Naaman Adrian Judy,

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.

The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hand this 8th day of August, 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: _____
Its: JESSICA YETTON, AVP

By: _____
Its: SHANDA KREUTZER, AVP

State of ARIZONA
County of MARICOPA

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, JESSICA YETTON (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, SHANDA KREUTZER (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 8TH day of AUGUST, 2012.

Notary Public SUSAN SHAMBRE
My Commission Expires:
Affix seal MAY 27TH, 2015

SUSAN SHAMBRE
Notary Public - Arizona
Maricopa County
My Commission Expires
May 27, 2015

Exhibit "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A ON THE PLAN OF V. GORDON TOWNHOMES AT 40TH, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20061011-0126477, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO VIRGIL GORDON BY WARRANTY DEED DATED JULY 28, 2005, AND RECORDED AUGUST 1, 2005 IN INSTRUMENT NUMBER 20050801-0089353, SAID REGISTER'S OFFICE OF 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 20110808-0060797
County of DAVIDSON , TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $2,500.00.

Affiant

Subscribed and sworn to before me this the 15 day of August 2012.

Notary Public

My commission expires:
(Affix Seal)

KELLY L. GRADY
NOTARY
EXPIRES
GEORGIA
June 19, 2016
PUBLIC
GWINNETT COUNTY