Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Dr, Ste 240
Franklin,TN 37067 615-503-9901
File Number: NSH-080800129R

BILL GARRETT, Davidson County
Trans:T20120064427 DEEDQC
Recvd: 08/28/12 14:06 2 pgs
Fees:12.00 Taxes:0.00
20120828-0077602

NEW OWNER AND SEND TAX BILL TO:
Bank of America, 400 National Way, Simi Valley, CA 93065
MAP/PARCEL NUMBERS: 05316009901

QUITCLAIM DEED

THIS INDENTURE, made and entered into as this 17 day of August 2012, by and between

JANICE L. NOWAK,

as party or parties of the first part, and

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP,

As party or parties of the second part

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **PARTY OF THE FIRST PART** does hereby bargain, sell, release, remise, quit claim and convey unto the **PARTY OF THE SECOND PART**, all right, title and interest in and to the following described real estate, situated in the County of Davidson, State of Tennessee and being more particularly described as follows, to-wit:

Being Part of Lot No. 1 on the PLan of Clifton Place, as shown by plat of record in Plat Book 2854 Page 86. Register's Office for Davidson County, Tennessee; to which plat reference is hereby made for a more complete and accurate description of said lot. Said Part of Lot No. 1 fronts 90 foot on the westerly side of Clifton Court and runs back between lines, 114.1 feet on the southerly line and 114.1 feet, more or less on the northerly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Mark P. Nowak, Married, by Warranty deed from Carol A. Akers and Alton J. Agee in instrument #200006070056708 at the Register's Office for Davidson County, Tennessee. Further corrective deed being recorded in instrument #200201020000452.

Janice L. Nowak herein conveys any past, present or future marital interest she may have in the subject property and specifically at the time of the Deed of Trust recorded 9-9-2008 in Inst. #20080909-0092011, Register's Office of Davidson County, Tennessee.

This is improved property known as: 101 Clifton Ct, Old Hickory, TN, 37138.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Janice L. Nowak

JANICE L. NOWAK

State of Tennessee
County of DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **JANICE L. NOWAK**, the within named bargainor, with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand this 17 day of August 2012.

Patricia Diane Foshee

Notary Public

PATRICIA DIANE FOSHEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/9/14

State of Tennessee
County of Williamson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for his transfer is $0.00.

Charlette A. Burbank

Affiant

Subscribed and sworn to before me this 17 day of August 2012.

Carol W. Hart

My Commission Expires: 12-1-2012

Notary Public

CAROL W. HART STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY