BILL GARRETT, Davidson County
Trans: T20120065291 DEEDWARRSP
Recvd: 08/30/12 15:19 2 pgs
Fees: 13.00 Taxes: 795.50

20120830-0078624

S&K #: 12-032773

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, N.A. Successor by merger to BAC Home Loans Servicing LP, FKA Countrywide Home Loans Servicing LP, for the benefit of the Harborview 2006-6 Trust, organized and existing under the laws of the United States of America, hereinafter called Grantor, and George Zettler and Joan Zettler, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 604 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register's Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .41% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with two parking stalls #189 and 60.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050912-0109165, and re-recorded on November 23, 2005 as Instrument No. 20051123-0141763 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120320-0023603, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Bank of America, N.A. Successor by merger to
BAC Home Loans Servicing LP, FKA Countrywide
Home Loans Servicing LP, for the benefit of the
Harborview 2006-6 Trust

By: Bank of America N.A., its attorney in fact

By: _____

Title: Lupe Zapata, AVP

ARIZONA

STATE OF _____
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lupe Zapata, AVP an officer or authorized signatory of Bank of America N.A., the Attorney in Fact for Bank of America, N.A. Successor by merger to BAC Home Loans Servicing LP, FKA Countrywide Home Loans Servicing LP, for the benefit of the Harborview 2006-6 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an officer or authorized signatory of Bank of America N.A., the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 30 day of JULY, 20 12.

NOTARY PUBLIC Roseanne Silvestro

My Commission Expires: August 5, 2015

ROSEANNE SILVESTRO
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
August 5, 2015

STATE OF ARIZONA
COUNTY OF MARICOPA

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Lupe Zapata, AVP

Subscribed and sworn to before me this the 30 day of JULY, 20 12.

Notary Public Roseanne Silvestro

My commission expires: August 5, 2015

Property Address: 1803 Broadway Unit 604, Nashville, Tennessee 37203

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
George Zettler and Joan Zettler
1803 BROADWAY,
UNIT 1604
NASHVILLE, TN 37203

Map & Parcel 092 16 0D 604.00CO

THIS INSTRUMENT PREPARED BY:
N. Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

ROSEANNE SILVESTRO
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
August 5, 2015