B04 36
25748

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# 1544BATN
Property ref: 126 LUNA DRIVE, NASHVILLE, TN 37211

SPECIAL WARRANTY DEED

Send tax bills to: LAVONDA INGRAM AND KALLE ZUNIGA, 5800 MAUDINA AVE APT #L-8, NASHVILLE, TN 37209
Name and address of new owner: LAVONDA INGRAM AND KALLE ZUNIGA, 5800 MAUDINA AVE APT #L-8,NASHVILLE, TN 37209
Map parcel number: 14807000900

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,

LAVONDA INGRAM and KALLE ZUNIGA,

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.

BILL GARRETT, Davidson County
Trans:T20120075048 DEEDWARRSP
Recvd: 10/03/12 13:42 3 pgs
Fees:18.00 Taxes:210.90
20121003-0090508

Witness our hand this 21 day of August, 20 12, 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: William Owens, AVP

By: _____
Its: Christa McClure, AVP

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, William Owens, AVP (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, Christa McClure, AVP (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 21 day of August, 20 12

_____
Notary Public Hannica McShan
My commission expires:
(Affix Seal)

HANNICA MCSHAN
My Commission Expires
November 24, 2012

Exhibit "A"

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 613 ON THE PLAN OF CHEROKEE HILLS, SECTION VI, AS OF RECORD IN BOOK 3842, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 613 FRONTS 90 FEET ON THE NORTHERLY MARGIN OF LUNA DRIVE AND EXTENDS BACK 153.5 FEET ON THE WESTERLY LINE OF 133.0 FEET ON THE EASTERLY LINE TO THE REAR LINE WHICH IS A BROKEN LINE ON WHICH IT MEASURES 67.7 FEET THEREON.

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 20111201-0093387
County of DAVIDSON, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $57,001.00.

Affiant

Subscribed and sworn to me on 13th day of October, 2012.

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE