S&K #: 12-043129

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, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Phillip Dillingham, 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 in Davidson County, Tennessee, Being Lot, Number 10 on the plan of Harbor Landing Section 2 of Record in Plat Book 6250, Page 352, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

This legal description is identical with that in Deed of Trust recorded in Book 11221, Page 778 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20111010-0078434, 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.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following Grantor's execution of this Deed.

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

By: _____

Title: Montara Jones, AVP

BILL GARRETT, Davidson County
Trans:T20130000159 DEEDWARRSP
Recvd: 01/02/13 10:11 2 pgs
Fees:13.00 Taxes:210.90
20130102-0000203

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Montara Jones, AVP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who, upon oath, acknowledged that he/she is an officer, or authorized signatory of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, the within named bargainor, a corporation, and that he/she, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer, manager, or authorized signatory.

WITNESS my hand and Official Seal at Office this 13th day of December, 20 12.

Notary Public

My commission expires: 5-22-2016

AUSTIN M ALBURTIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-22-16

STATE OF TEXAS
COUNTY OF COLLIN

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 $57,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Montara Jones, AVP

Subscribed and sworn to before me this the 13th day of December, 20 12.

Notary Public

My commission expires: 5-22-2016

AUSTIN M ALBURTIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-22-16

Property Address: 3104 Countryway Road, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Phillip Dillingham
2289 Hobson Pk
Antioch, TN 37013

S & K File # 12-043129

Map & Parcel - 150 03 0 195

THIS INSTRUMENT PREPARED BY:
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