Record 1st

S&K #: 12-042576

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, N.A. as 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 Brian Brauss and Courtney Brauss, 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:

Being Lot No. 305, on the plan of Brandywine Pointe, Phase One, Section 2, Estate Section, of record in Book 7900, Page 165, and amended in Book 7900, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20031209-0176484 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20111213-0096917, 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. as Successor by Merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and attorney in fact

By: Shanda Kreuzer

Title: Assistant vice President

BILL GARRETT, Davidson County
Trans: T20130005190 DEEDWARRSP
Recvd: 01/18/13 09:48 2 pgs
Fees: 13.00 Taxes: 1406.00

20130118-0006171

STATE OF AZ
COUNTY OF Maricopa

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Shanda Kreuzer, AVP, with whom I am personally acquainted, and who, upon oath acknowledged himself/herself to be an officer, manager, or authorized signatory of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP, the within named bargainor, a limited liability company, and that he/she as such officer, manager, or authorized signatory of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself/herself as such officer, manager, or authorized signatory.

WITNESS my hand and Official Seal at Office this 4th day of December, 2012.

Notary Public

TODD GABERT
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 14, 2015

My commission expires: 9/14/15

STATE OF AZ
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 $380,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Shanda Kreuzer, AVP

Subscribed and sworn to before me this the 4th day of December, 2012.

TODD GABERT
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 14, 2015

Notary Public

My commission expires: 9/14/15

Property Address: 609 Ward Circle, Old Hickory, Tennessee 37138

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Brian Brauss and Courtney Brauss
609 Ward Circle
Old Hickory TN 37138

S & K File # 12-042576

Map & Parcel - 064 03 0B 014.00

THIS INSTRUMENT PREPARED BY:
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