This instrument prepared by & return to:

Wilson & Associates, P.L.L.C

1521 Merrill Drive, Suite D-220

Little Rock, Arkansas 72211

BILL GARRETT, Davidson County
Trans:T20130042736 DEEDWARRSP
Recvd: 05/22/13 11:25 2 pgs
Fees:13.00 Taxes:666.00
20130522-0051668

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederick Brent Leatherwood	CornerStone Home Lending	**173 090A 51700CO**
9008 Rigden Mill Drive	117 West Loop S. Ste. 200	
Nashville, TN 37013	Houston, TX 77027	

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.,** *have this day bargained and sold, and do hereby transfer and convey unto the said* **Frederick Brent Leatherwood, a married man,** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* **Davidson** *County, Tennessee as follows:*

Land in Davidson County, Tennessee, being Lot Number 444 on the Plan of Phase Seven, Lenox Village, of record in Instrument Number 200510280130418, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bank of America, N.A. by Trustee's Deed filed December 20, 2012 as Instrument 20121220-0117282 in the Register's Office for Davidson County, Tennessee.

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is 180,000.00.

Affiant James R. Thompson

Subscribed and sworn to before me this 21st day

of May, 2013.

Notary Public

My Commission Expires: 9/27/2015

(Seal)

STATE OF TENNESSEE NOTARY PUBLIC
HEATHER L. CRAWFORD
WILLIAMSON COUNTY

Property known as: **9008 Rigden Mill Drive Nashville, TN, 37211.**

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.

Witness our hand this 9 **day of** May, 2013 *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 duly authorized
Attorney in Fact, Wells Fargo Bank, N.A.
Power of Attorney Recorded in Instrument Number ~~20100607-0013832.~~ 20130522005166 7.*

Kristin Nicole Tamse
VP Loan Documentation

State of Maryland
County of Frederick

On this 9 **day of** May, **2013, before me, the undersigned officer, personally appeared** Kristin Nicole Tamse **, who acknowledged himself/herself/themselves to be the** VP Loan Documentation **of Wells Fargo Bank NA as Attorney in Fact, a corporation, and that he/she/they, as such** VP Loan Documentation **, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as** VP Loan Documentation **.**

In witness whereof I hereunto set my hand and official seal.

Notary Public Stacy Kay Ray
My Commission expires 5/12/16

STACY KAY RAY
NOTARY PUBLIC
FREDERICK COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 12, 2016

* Instrument has not yet been recorded. Please fill in blank once recorded.