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Return To:
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117

S&K #: 12-043536

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 David L. Thornton, 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 No. 69 on the Plan of Oak Hill Estates, Section III of record in Book 4860, pages 3, 4, and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070411-0043206 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130620-0063140, 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

BY: _____

Title: LIZETH GARCIA, AVP

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 LIZETH GARCIA, 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 3 day of JULY, 20 13.

Notary Public CHRISTA MCCLURE

CHRISTA MC CLURE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-29-2016

My commission expires: 8/29/16

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 $400,050.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant LIZETH GARCIA, AVP

Subscribed and sworn to before me this the 10 day of July, 2013.

* * * SEE ATTACHED

Notary Public

My Commission Expires: September 21, 2015

My commission expires:

CHRISTINA BOATWRIGHT STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Property Address: 892 Lakemont Drive, Nashville, Tennessee 37220

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
David L. Thornton
892 Lakemont Drive
Nashville, TN 37220

S & K File # 12-043536

Map & Parcel - ~~160-09-37~~ 160-09-0-037.00

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

Jurat

State of ~~California~~ TEXAS

County of ~~Ventura~~ COLLIN

Subscribed and sworn to (or affirmed) before me on this 3 day of July,

20 13 by LIZETH GARCIA, AVP,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Christa McClure (Notary seal)

Exp. 8/29/16

CHRISTA MC CLURE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-29-2016

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document