BILL GARRETT, Davidson County
Trans:T20130085978 DEEDWARRSP
Recvd: 10/04/13 10:47 4 pgs
Fees:23.00 Taxes:90.65
20131004-0104456

THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 13 day of September, 2013, by and between **Wells Fargo Bank, N.A., as Trustee for the Holders of the BCAP LLC Trust 2006-AA1** as party of the first part, located at 350 Highland Dr., Lewisville, TX 75067 and, **Walker Bloodworth and,** party of the second part located at , ;

WITNESSETH: That for and in consideration of $24,500.00 cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

A tract or parcel of land situated in the 10th Civil District of Davidson County, Tennessee, being described according to a survey by John Kohl, Surveyor, dated January 4, 1980, as follows: Beginning at a point in the northerly margin of Lowes Lane, said point being located N 88 deg. 16 min. 34 sec. W 377.86 feet along Lowes Lane from the southwesterly corner of the Gober property of record in Book 3878, page 734, Register's Office for Davidson County, Tennessee; thence with the northerly margin of Lowes Lane, N 88 deg. 16 min. 34 sec. W 466.69 feet to a pipe in the easterly line of the Jackson property of record in Book 1227, page 285, said register's office; thence leaving Lowes Lane and with Jackson's easterly line N 0 deg. 04 min. 27 sec. W 466.69 feet to a point; thence S 88 deg. 16 min. 34 sec. E 466.69 feet to a point; thence S 0 deg. 04 min. 27 sec. E 466.69 feet to the point of beginning, containing 5.00 acres, more or less.

Property: 1324 LOWES LANE GOODLETTSVILLE TN 37072
Parcel ID No.: 032 00 0 125.00

The Last recorded Deed was filed of record at Document No. 20130729-0078498 in the Register's Office of DAVIDSON County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **Wells Fargo Bank, N.A., as Trustee for the Holders of the BCAP LLC Trust 2006-AA1**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Wells Fargo Bank, N.A., as Trustee for the Holders of the BCAP LLC Trust 2006-AA1

By: Nationstar Mortgage, LLC as attorney in fact

BY: _____

TITLE: Asst. Secretary

STATE OF Texas
COUNTY OF Denton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Andrew Thomas, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Asst. Secretary of Nationstar Mortgage LLC the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 13 day of September 2013

_____
Notary Public
My Commission Expires: 4/13/16

AMANDA CEFALU
Notary Public, State of Texas
My Commission Expires
April 13, 2016

****

Property: 1324 LOWES LANE GOODLETTSVILLE TN 37072
Parcel ID No.: 032 00 0 125.00
File Number: RDC2013082669TN1

Mail Tax Notices To and Property Owner:
Walker Bloodworth
1324 Lowes Lane
Goodlettsville, TN 37072

I, or we, 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 $24,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27 day of September, 2013.

Notary Public

My Commission Expires: 8/23/14

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment Number: ST2013-2114

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

A TRACT OR PARCEL OF LAND SITUATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY,TENNESSEE, BEING DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL, SURVEYOR, DATED JANUARY 4, 1980, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF LOWES LANE, SAID POINT BEING LOCATED N 88 DEG. 16 MIN. 34 SEC. W 377.86 FEET ALONG LOWES LANE FROM THE SOUTHWESTERLY CORNER OF THE GOBER PROPERTY OF RECORD IN BOOK 3878, PAGE 734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE NORTHERLY MARGIN OF LOWES LANE, N 88 DEG. 16 MIN. 34 SEC. W 466.69 FEET TO A PIPE IN THE EASTERLY LINE OF THE JACKSON PROPERTY OF RECORD IN BOOK 1227, PAGE 285, SAID REGISTER'S OFFICE; THENCE LEAVING LOWES LANE AND WITH JACKSON'S EASTERLY LINE N 0 DEG. 04 MIN. 27 SEC. W 466.69 FEET TO A POINT; THENCE S 88 DEG. 16 MIN. 34 SEC. E 466.69 FEET TO A POINT; THENCE S. 0 DEG. 04 MIN. 27 SEC. E 466.69 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE BCAP LLC TRUST 2006-AA1 BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN TN, PLLC F/K/A RUBIN LUBLIN SUAREZ SERRANO TN, LLC, SUBSTITUTE TRUSTEE, DATED 07/23/2013 RECORDED ON 07/29/2013 IN INSTRUMENT NO. 20130729-0078498 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. SERRITELLA AND WIFE, CYNTHIA R. SERRITELLA, AS TENANTS IN COMMON, BY WARRANTY DEED FROM NEAL B. SMITH AND WIFE, BARBARA E. SMITH, DATED 08/31/1995 RECORDED ON 09/08/1995 IN BOOK 9788 PAGES 636-638 SAID REGISTER'S OFFICE FOR SAID COUNTY.