SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/04 10:12 2pgs
Fees:13.00 Taxes:1535.50

20040510-0052931

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE V. CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Blue Realty Group,LLC	SAME	92-16-317
(NAME)	(NAME)	
911-913 18th Ave. S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bank of America N.A., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Blue Realty Group ,LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 153 and 154 on the Map of O.B. Hayes, Second Plan of Small Lots, of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said Lot Nos. 153 and 154 front together 100 feet on the westerly side of 18th Avenue South and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bank of America, N.A., by Second Substitute Trustee's Deed of record in Instrument No. 20040223-0020437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 911-913 18th Ave. S, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on an "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. 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 my hand this 6th of May, 2004.

Susan S Reif

Cynthia Daugherty Hurst

Bank of America N.A.

By: Marnita Davis

Bank of America N.A.

STATE OF Maryland

COUNTY OF Anne Arundel

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Marnita Davis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Assistant Vice President of Bank of America, N.A., a corporation, and that she as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Assistant Vice President -.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: 6/11/07

Angela M. Canan

Notary Public

ANGELA M. CARROLL CANAN NOTARY PUBLIC ANNE ARUNDEL COUNTY