SPECIAL WARRANTY DEED

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,239.00

Affiant Brian Tantillo, AVP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2011.

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012

Notary Public Jennifer Neville

MY COMMISSION EXPIRES: 03-27-2012

(AFFIX SEAL)

Return to:

NA Title Corporation
3231 Sunset Boulevard
Suite B
West Columbia, SC 29169

TN11-10591 11-0023158

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy Waddell	New Owner	
(NAME)	(NAME)	
1009 8th North Avenue		082-13-0-A-004.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **BANK OF AMERICA, NA**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Stacy Waddell**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A-5, ROW 8.9 CONDOMINIUMS, AS SHOWN ON PLAT OF THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF A PORTION OF LOT NOS. 5 AND 93 OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE OF RECORD IN INSTRUMENT NO. 20020718-0086526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD AS INSTRUMENT NO. 20011121-0128062, AMENDED IN INSTRUMENT NO. 20021212-0153656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20110413-0028498, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all restrictive covenants, zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; (c) Restrictive Covenants and all matters appearing on the plan of record in Instrument No. 20020718-0086526, Instrument No. 20011121-0128062, amended in Instrument No. 20021212-0153656, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1009 8th North Avenue, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110044189 DEEDWARRSP
Recvd: 07/21/11 13:59 2 pgs
Fees:13.00 Taxes:592.88
20110721-0055998

Witness my hand this 21st day of June, 2011.

BANK OF AMERICA, NA

BY: _____

IT'S: Brian Tantillo, AVP

_____

Trisha Mothershed, AVP

STATE OF AZ)
COUNTY OF Maricopa)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Brian Tantillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be AVP (Officer) of BANK OF AMERICA, NA, the within named bargainor, and that he or she as such Trisha Mothershed (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF AMERICA, NA, and declared that he or she as such AVP (Officer) of BANK OF AMERICA, NA executed this instrument as the free act and deed of BANK OF AMERICA, NA.

WITNESS my hand and official seal this 21st day of June, 2011.

_____
Notary Public Jennifer Neville

My Commission Expires: 03-27-2012

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012