BILL GARRETT, Davidson County
Trans:T20120046405 DEEDWARRSP
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Fees:23.00 Taxes:214.60
20120622-0055084

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-120500115S

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Sepehr Seth Homayoon	SEND TAX BILL TO: Sepehr Seth Homayoon	MAP/PARCEL NUMBERS: 162-01-0E-027.00-CO
(Name)	(Name)	
(Address) 508 Park Ct	(Address) 508 Park Ct. Nashville, TN 37211	
(City) (State) (Zip) Nash, Tn 37211	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bank Of America, N.A., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Sepehr Seth Homayoon, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 508 Park Court, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

The Grantee(s), or Purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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 in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the May 30, 2012 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Bank Of America, N.A.

By: _____

Name: Cory Klapperich

Assistant Vice President

Its: _____

State of ARIZONA

County of MARICOPA

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cory Klapperich, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Assistant Vice President (Title of person signing) of Bank of America, N.A. (Name of Company), a National Association, the within named bargainor and that he/she, acting in such capacity, and authorized so to do,. executed the foregoing instrument in behalf of said Bank of America, N.A. for the purposes therein contained.

Witness my hand and official seal, at office in Chandler, AZ, this May 30, 2012.

J. YETTON
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

_____

Notary Public J. Yetton

My Commission Expires: 06/21/2015

State of ARIZONA

County of MARICOPA

The actual consideration or value, whichever is greater, for this transfer is $ 58,000.00.

_____

Affiant Cory Klapperich, Assistant Vice President

Subscribed ~~and sworn to before me~~ this May 30, 2012.

J. YETTON
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

_____

Notary Public J. Yetton

My Commission Expires: 06/21/2015

RE: 508 Park Court, Nashville, TN 37211

EXHIBIT "A"

A Planned Unit Development in Davidson County, Tennessee, being all of Lot No. 27, on the Plan of Park Court, of record in Plat Book 6900, Page 967, amending Plat Book 6050, Page 364, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bank of America, N.A. from Richardo Gama and wife, Maria Del Socorro Ledesma Gama by Warrnty Deed in Lieu, dated 02/15/2012, recorded on 03/01/2012 in Instrument No. 20120301-0017924, in the Register's Office for Davidson County, Tennessee.

RE: 508 Park Court, Nashville, TN 37211

SPECIAL WARRANTY DEED

EXHIBIT "B"

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 508 Park Court, Nashville, TN 37211