BILL GARRETT, Davidson County
Trans:T20120056928 DEEDWARRSP
Recvd: 08/02/12 09:26 2 pgs
Fees:13.00 Taxes:233.47



20120802-0068298

S&K #: 12-034228

SPECIAL WARRANTY DEED

THIS DEED, between Bank of America, N.A. organized and existing under the laws of the United States of America, hereinafter called Grantor, and Capcon Group, LLC, 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 220, Section Five, on the Plan of The Country of record in Plat Book 5200, Page 272, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050706-0077324 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120405-0029339, 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.

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 Grantor's execution of this Deed.

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.

By: _____

Title: Susan Shambre, AVP

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Shambre, 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., 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 or authorized signatory.

WITNESS my hand and Official Seal at Office this 25 day of July, 2015.

NOTARY PUBLIC Judy Shu

My Commission Expires: 8/20/2015

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

STATE OF Arizona
COUNTY OF MAricopa

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 $63,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Irene Carrillo

Subscribed and sworn to before me this the 25 day of July, 2012.

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Notary Public Judy Shu

My commission expires: 8/20/2015

Property Address: 3100 Country Meadow Road, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Capcon Group, LLC
401 South Mt. Juliet Rd
#235-153
Mt. Juliet TN 37122

Map & Parcel 150070171.00

THIS INSTRUMENT PREPARED BY:
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