S&K #: 12-033274

Davidson County DEEDWARRSP
Recvd: 08/21/12 14:52 3 pgs
Fees:18.00 Taxes:242.72
20120821-0075144

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 Thomas Pillow, 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:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 433, in the plan of Bells Hire Estates, Section "B", as of record in Book 2331, Page 129, Register's Office for Davidson County, Tennessee. Said Lot No. 433 fronts 200.0 feet on the Northerly side of Banbury Drive and extends back 287.0 feet on the Easterly line and 147. 1 feet on the Westerly Line to a dead line measuring i 97.8 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20070718-0085385 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120307-0019881, 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: Todd Gabert, AVP

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Gabert, AVP, 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, 2012.

NOTARY PUBLIC Shanda Kreuzer

SHANDA KREUZER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 17, 2016

My Commission Expires: 4-17-16

STATE OF AZ
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 $65,601.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Todd Gabert, AVP

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

Notary Public Shanda Kreuzer

My commission expires: 4-17-16

Property Address: 3932 Banbury Drive, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Thomas Pillow
Citizens Savings Bank & Trust
1917 Heiman Street
Nashville, TN 37208

SHANDA KREUZER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 17, 2016

Map & Parcel 04111003000

THIS INSTRUMENT PREPARED BY:
Lauren Winston
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

