BILL GARRETT, Davidson County
Trans:T20120084061 DEEDWARRSP
Recvd: 11/05/12 08:46 5 pgs
Fees:28.00 Taxes:348.54
20121105-0101385

Commitment Number: 2973995
Seller's Loan Number: 890690237

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
JAMES CLAUER AND KRISTEN BARLOWE
1410 ROSA PARKS #30
NASHVILLE, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-10-0-098.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 26th day of October, 2012, by and between **BANK OF AMERICA, N.A.,,** whose mailing address is **2375 N. Glenville Drive, (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for **$95,000.00 (NINETY FIVE THOUSAND DOLLARS, AND NO CENTS)** in consideration paid grants with covenants of limited warranty to **JAMES CLAUER AND KRISTIN BARLOWE,** hereinafter grantee, party of the second part, whose tax mailing address is **1410 ROSA PARKS #30, NASHVILLE, TN 37208,** the real property described in the **Attached Exhibit A:**

Two Hundred

WITNESSETH: That for and in consideration $94,200^{00}$ (**Ninety-Four Thousand Dollars and no Cents**), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **1027 Delmas Avenue, Nashville, TN 37216.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

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.

Executed by the undersigned on OCTOBER 9, 2012:

Bank of America, N.A.

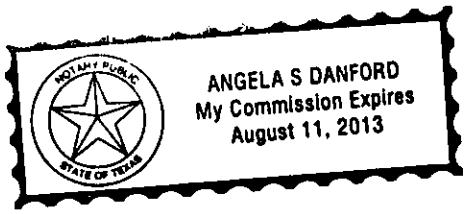
By: _____

Print Name: LIZETH GARCIA

Its: ASST VICE PRESIDENT

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on OCTOBER 9, 2012 **by** LIZETH GARCIA, AVP **Bank of America, N.A.** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public
ANGELA DANFORD

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TEXAS
County of COLLIN

I, or we, 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 $ 94,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9 day of OCTOBER, 2012.

NOTARY PUBLIC STATE OF TEXAS
ANGELA S DANFORD
My Commission Expires
August 11, 2013

(Seal)

Affiant

CHRISTA MCCLURE, AVP
Print Name

Notary Public

My commission expires:

8/11/13

S.
ANGELA DANFORD
Print Name

CTIC# _____

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING THE WEST PART OF LOT NO. 3 ON THE MAP OF EAST HILL ADDITION OF RECORD IN BOOK 332, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 3 FRONTS 55 FEET ON THE NORTHERLY SIDE OF WEST DELMAS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 95.5 FEET TO THE SOUTH LINE OF LOT NO. 4.

Being the same property conveyed to Joseph H. Shokhkomyan by Warranty Deed from DS Rentals, Inc. of record in Instrument No. 20080110-0003234, Register's Office for Davidson County, Tennessee, dated January 7, 2008.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed from ReconTrust Company, N.A., Substitute Trustee of record in Instrument No. 20120315-0022191, Register's Office for Davidson County, Tennessee, dated March 12, 2012.