THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2012102764TN1

BILL GARRETT, Davidson County
Trans:T20130007315 DEEDQC
Recvd: 01/28/13 09:35 4 pgs
Fees:23.00 Taxes:49.95
20130128-0008576

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this **15th day of January, 2013**, by and between **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP** as party of the first part, located at 2375 N. Glenville Drive, Richardson, TX 75082 and, **William Koenig, Unmarried,** party(ies) of the second part located at **1319 NW BROAD STREET, MURFREESBORO, TN 37129**;

WITNESSETH: WITNESSETH THAT: Grantor, for and in consideration of the sum of one dollar ($10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 186 ON THE PLAN OF NEILL S. BROWN'S ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO 186 FRONTS 50 FEET ON THE EASTERLY SIDE OF NEILL AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY.

The last Deed of record was filed at Instrument #20120124-0006506, in the Register of Deeds Office for Davidson County, Tennessee

Property: 313 NEILL AVE NASHVILLE TN 31206

Parcel ID No.: 08212006500

IN WITNESS WHEREOF, THE undersigned **Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

BY _____

TITLE: Lidia Alfaro, BANA, AVP, REO Sales

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the _____ of _____, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this _____ day of _____,

_____
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On January 15, 2013 before me, Dawn L. Eddings, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared Lidia Alfaro

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dawn L. Eddings
Signature of Notary Public

(Notary Seal)

DAWN L. EDDINGS
COMM. # 1994063
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
My Commission Expires
October 15, 2016

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

313 NEILL AVENUE NASHVILLE , TN 37206
(Title or description of attached document continued)

Number of Pages 3 Document Date 1/15/2013

[redacted]
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer
  AVP
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

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Property: 313 NEILL AVE NASHVILLE TN 31206
Parcel ID No.: 08212006500
File Number: REO2012102764TN1

Mail Tax Notices To and Property Owner:
William Koenig
1319 N W Broad Street
Murfreesboro, TN 37129

I, or we, 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 $13,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Lidia Alfaro, BANA, AVP, REO Sales

Subscribed and sworn to before me this 15th day of January, 2013

DAWN L. EDDINGS
COMM. # 1994053
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
My Commission Expires
October 15, 2016

Notary Public Dawn L. Eddings

My Commission # 1994053

Expires: October 15,2016