Commitment Number: 3088985

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

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

BILL GARRETT, Davidson County
Trans:T20130011906 DEEDWARRSP
Recvd: 02/12/13 09:26 5 pgs
Fees:28.00 Taxes:222.37
20130212-0014240

New Property Owner/Mail Tax Statements To:
Capcon Group, LLC
401 S. Mount Juliet Rd.
Mount Juliet, TN 37122

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08012011500

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the FEBRUARY 6, 2013, by and between **Bank of America, National Association**, 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 **$60,100.00(Sixty Thousand, One Hundred Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **Capcon Group, LLC**, hereinafter grantee, party of the second part, whose tax mailing address is **401 S. Mount Juliet Rd., Mount Juliet, TN 37122**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$60,100.00(Sixty Thousand, One Hundred 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 **2712 Hydes Ferry Rd., Nashville, TN 37218.**

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.

Exhibit A

All that certain parcel of land in Davidson County, Tennessee, First Civil District, being Lot No. 4, on the Plan of River Meadows, Section 2, of record in Book 11700, Page 21 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed from Shirley Cray, unmarried, to Bank of America, N.A., as described in Inst.#20120309-0020742, Dated 01/13/2012, Recorded 03/09/2012 in DAVIDSON County Records.

Prior instrument reference: **20120309-0020742**

Executed by the undersigned on FEBRUARY 6, 2013:

Bank of America, National Association

By: _____

Print Name: AUSTIN ALBURTIS

Its: AVP

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on FEBRUARY 6, 2013 **by** AUSTIN ALBURTIS, AVP **Bank of America, National Association** 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.

HAYLEY.M MC KEEFER
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-02-16

_____
Notary Public
HAYLEY M MCKEEFER

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 $ 60100.00 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 6 day of FEBRUARY, 2013.

Affiant

AUSTIN ALBURTIS, AVP
Print Name

(Seal)

HAYLEY M MC KEEFER
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-02-16

Notary Public

My commission expires:

04-02-16

HAYLEY M MCKEEFER
Print Name

CTIC# 1289415I-4