When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R13-1143

This Instrument Prepared By:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Farzad Kamtarin
~~4979 Sherman Oaks Dr~~ 2311 Tanglewood Trail
~~Nashville, TN 37211~~ Murfreesboro, TN. 37130

BILL GARRETT, Davidson County
Trans:T20130029027 DEEDWARRSP
Recvd: 04/10/13 08:50 4 pgs
Fees:23.00 Taxes:388.87
20130410-0035277

Property Tax ID#: 148-01-0-217.00

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 4TH day of April, 2013, by and between BANK OF AMERICA, N.A., Grantor, FARZAD KAMTARIN, a (n) _____ person, whose address is 4979 Sherman Oaks Dr, Nashville, TN 37211, Grantee.

Witnesseth:

That for and in consideration of the sum of $105,100.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 4979 Sherman Oaks Dr, Nashville, TN 37211

The Grantee(s) or purchasers(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.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

WITNESSES:

Witness

Todd Gabert /AVP
Print Name

Witness

Shanda Kreuzer /AVP
Print Name

BANK OF AMERICA, N.A.

By: Irene Carrillo

Its: Irene Carrillo /AVP

STATE OF AZ)

COUNTY OF Maricopa)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Irene Carrillo its AVP By BANK OF AMERICA, N.A., with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 4TH day of April 2013.

Notary Public Judy Shu
My Commission Expires August 20, 2015

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

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $105,100.00, which amount is

equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant Irene Carrillo /AVP

Subscribed and sworn to before me this the 4TH day of April, 2013.

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

Notary Public Judy Shu
My Commission Expires: August 20, 2015

Name and Address of Property Owner:
Bank of America, N.A.
2505 w. Chandler blvd bldg D.
Chandler, AZ 85224

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 333 ON THE PLAN OF HILLBROOK, SECTION 6, AS OF RECORD IN BOOK 4175, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 333 FRONTS 82.88 FEET ON THE WESTERLY SIDE OF SHERMAN OAKS DRIVE AND EXTENDS BACK 121.72 FEET ON THE SOUTHERLY LINE AND 161.7 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 76.9 FEET THEREON.

Being the same property conveyed to Bank of America, N.A., by Substitute Trustee's Deed from Recontrust Company, N.A., dated February 1, 2013, of record in Instrument No. 20130206-0012155, Register's Office for Davidson County, Tennessee.