Record First

Prepared By and Return to:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 13-046831

BILL GARRETT, Davidson County
Trans:T20130047696 DEEDWARRSP
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20130607-0058093

Return to:
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117

SPECIAL WARRANTY DEED VB

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 07506006500
(Name) John Reding and Rochelle Reding	(Name) John Reding and Rochelle Reding	
(Address) 369 Monaco Drive,	(Address) 369 Monaco Drive,	
(City) (State) (Zip) Hermitage, TN 37076	(City) (State) (Zip) Hermitage, TN 37076	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by Bank of America, N.A., a Natnal Assc., ("Grantor"), in favor of John Reding and Rochelle Reding, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ninety-Eight Thousand Dollars and No Cents($98,000.00), cash in hand paid by the Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B".

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 9th day of May, 2013.

Bank of America, N.A.

By: JPMorgan Chase Bank, National Association, as attorney in fact

By: Vernitta Beck 5/9/13

Name: Vernitta Beck
Vice President

Title: _____

DBI/67069091.2

State of Texas

County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Velmetta P Beck, who acknowledged to me that she/he is VP of JPMorgan Chase Bank, National Association, as attorney-in-fact for Bank of America, N.A., and that in its capacity as attorney-in-fact for Bank of America, N.A., she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Association, as attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 9 day of May, 2013.

ANETRICE N. WILSON
Notary Public, State of Texas
My Commission Expires
August 19, 2014

Notary Public

My Commission Expires: _____

State of TN
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me this 3rd day of June 2013.

Notary Public

My Commission Expires: ~~My Commission Expires:~~ September 21, 2015

Property Address: 369 Monaco Drive, Hermitage, TN 37076

CHRISTINA BOATWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

DBI/67069091.2

Legal Description VB

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 345 on the Plan of Hermitage Estates, Section II, of record in Book 3700, Page 23, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Maria de Gutierrez-Chabolla, by Warranty Deed, from Cynthia Coleman, ska Cynthia E. Elliot and husband Tim Coleman, of record in Instrument No. 20060622-0074591, Registers Office for Davidson County, Tennessee.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060622-0074592, in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130219-0016177, in said Register's Office

EXHIBIT "B" VB

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.