Davidson County DEEDWARRSP
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Fees:33.00 Taxes:388.13
20130709-0070714

Commitment Number: 3152530

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

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Milton B. Neher and Janice L. Neher, trustees of the Milton B. Neher and Janice L. Neher Revocable Living Trust, Dated April 2, 2013, 2104 Chestnut Hill Lane, Richardson, TX 75082

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
034070A10900C0

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the JUNE 17, 2013, 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, and **Milton B. Neher and Janice L. Neher, trustees of the Milton B. Neher and Janice L. Neher Revocable Living Trust, Dated April 2, 2013**, hereinafter grantee, party of the second part, whose tax mailing address is **2104 Chestnut Hill Lane, Richardson, TX 75082.**

WITNESSETH: That for and in consideration $104,900.00 (One Hundred Four Thousand Nine Hundred Dollars and Zero 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 **357 Harbor Village Drive, Madison, TN 37115.**

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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Being the same property conveyed to the part of the first part and recorded at: **Doc No. 20130408-0034288**

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

Being Lot No. 89 on the Plan of Harbor Village, Phase IV of Townhouses Property line Exhibit Revision I, horizontal property regime, as of record in Instrument No. 200306110080857 and amended in Instrument No. 200307230102986, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Executed by the undersigned on JUNE 17, 2013:

Bank of America, N.A.

By: _____

Name: LIZETH GARCIA

Its: AVP

STATE OF TEXAS

COUNTY OF COLLIN

Before me, CHRISTA MCCLURE, a Notary Public of said State and County aforesaid, personally appeared LIZETH GARCIA, its AVP on behalf of **Bank of America, N.A.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of BANA the within named Grantor, Party of the First Part and Bargainor, a TEXAS corporation, and that ~~he~~ she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of BANA ~~XX~~ Inc., by himself as such AVP,.

Witness my hand and seal, this 17 day of JUNE 2013.

_____

Notary Public CHRISTA MCCLURE My Commission Expires 8/29/16

CHRISTA MC CLURE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-29-2016

OATH OF VALUE

Warranty Deed

STATE OF Pa
COUNTY OF Beaver)

I, James Sprout,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 104,900.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant

Affiant, James Sprout, subscribed and sworn before me this 2nd day of July, 2013.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

My commission expires: 5/4/2014

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)