BILL GARRETT, Davidson County
Trans:T20130060773 DEEDWARRSP
Recvd: 07/17/13 10:10 4 pgs
Fees:22.00 Taxes:0.00
20130717-0073757

FILE NO.: BAC-12-11895

PREPARED BY AND RETURN TO:
RUBIN LUBLIN TN, PLLC
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
SECRETARY OF VETERANS AFFAIRS 1700 Clairmont Road Decatur, Georgia 30033	203 RIVERSTONE COURT NASHVILLE, TN 37214	SECRETARY OF VETERANS AFFAIRS 1700 Clairmont Road Decatur, Georgia 30033

MAP PARCEL NUMBER: 085140A20300CO

THIS INDENTURE, dated July 2, 2013, between **BANK OF AMERICA, N.A.** Grantor, whose address is 7105 Corporate Drive, PTX-A-274, Plano, TX 75024 and the SECRETARY OF VETERANS AFFAIRS whose address is 1700 Clairmont Road, Decatur, Georgia 30033, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, its successors and assigns, the following described property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NUMBER 203 OF PHASE ONE, RIVERSTONE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6998, PAGE 839 AND BY RESTATED MASTER DEED OF RECORD IN BOOK 7245, PAGE 211 AND AMENDED IN BOOK 7257, PAGE 151 AND BOOK 7824, PAGE 853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS MADE TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN THE COMMON AREAS OF RIVERSTONE CONDOMINIUMS AS SHOWN IN BOOK 6900, PAGE 317, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE.

This entity is tax exempt.

Being the same property conveyed from RANDALL A. MOORE to BANK OF AMERICA, N.A. by WARRANTY DEED IN LIEU dated January 15, 2013, and filed for record in Instrument No. _____, Registers Office of Davidson County, Tennessee.

20130717 0073756

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persona claiming by, through and under the Grantor.

FILE NO.: BAC-12-11895

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 2 DAY OF July, 2013.

BANK OF AMERICA, N.A.

By: _____ (L.S.)
Printed Name: ~~Ronald Lowe III~~
Title: ~~Assistant Vice President~~

STATE OF _____

COUNTY OF _____

Before me, _____[Notary Public], of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the _____[title] of BANK OF AMERICA, N.A., the within named bargainor, and that he/she as such _____[title], executed the foregoing instrument for the purpose therein contained, by signing his/her name as such officer.

WITNESS my hand and seal, this _____ day of _____, 2013.

_____
Notary Public
My commission expires: _____

See Attached Acknowledgment

(Notary Seal)

AFFIDAVIT OF VALUE

STATE OF California

COUNTY OF Los Angeles

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $111,596.06 *TAX EXEMPT-GOVERNMENT ENTITY*, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____ Ronald Lowe III
Affiant: Assistant Vice President

Subscribed and sworn to before me on
this the ____ day of _____, 2013.

_____
Notary Public
My commission expires: _____
(Notary Seal)

See Attached JURAT

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 2nd day of July, 2013, by Ronald Lowe III ----------
---------- ,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal) Signature Eleanor M. Marquez

Affidavit Of Value
Special Warranty Deed
19237-2881

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On July 2nd, 2013 before me, Eleanor M. Marquez, Notary Public
(insert name and title of the officer)

personally appeared Ronald Lowe III ----------,
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.

ELEANOR M. MARQUEZ
COMM. # 1868878
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES NOV. 17, 2013

Signature Eleanor M. Marquez (Seal)

Special Warranty Deed

19237-2881