FILE NO.: «CLIENT_CLIENT_ID».«CUST_MASTER_PUBLISHER_ACCT_ID»\a
LOAN NO.: «CUST_MASTER_LOAN_NO»\«CUST_MASTER_LOAN_TYPE_ID»

BILL GARRETT, Davidson County
Trans:T20130071403 DEEDWARRSP
Recvd: 08/19/13 14:00 4 pgs
Fees:23.00 Taxes:318.66
20130819-0087053

THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 6th day of August, 2013, by and between **BANK OF AMERICA, N.A.** as party of the first part, located at 7105 Corporate Drive, PTX-A-274., Plano, TX 75024 and, **Housing Rehab & Renovations LLC** party of the second part located at 583 Mason Tucker Drive, Smyrna, TN 37167.

WITNESSETH: That for and in consideration of $86,125.00 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 real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 244 on the Plan of Hickory Woods Estates, Section C, as shown on plat of record in Book 6900, page 885-887, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Property: 304 Rocky Top Ct Antioch TN 37013
Parcel ID No.: 176 05 0B 146.00

The Last recorded Deed was filed of record at Book 20130819-0087052 Page _____ in the Register's Office of Davidson County, TN.

Please update cash verbiage "The Grantee(s), or purchaser(s), of the Property may not re-sell, record any additional conveyance document, or otherwise transfer title to the Property within 60 days following the recordation of the deed conveying title of the Property to the Buyer."

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or 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 is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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 their proper gender and number according to the context hereof.

FILE NO.: «CLIENT_CLIENT_ID».«CUST_MASTER_PUBLISHER_ACCT_ID»\n
LOAN NO.: «CUST_MASTER_LOAN_NO»\«CUST_MASTER_LOAN_TYPE_ID»

IN WITNESS WHEREOF, THE undersigned **BANK OF AMERICA, N.A.**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

BANK OF AMERICA, N.A.,
BY: _____

TITLE: Maria Lugo, AVP

STATE OF Texas
COUNTY OF Collin
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Maria Lugo, AVP, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the AVP of BANA, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.
WITNESS my hand and Notarial Seal at office this 2 day of August 2013,

Shena Timmons
Notary Public Shena Timmons
My Commission Expires: 12/21/4240
1-12-17



FILE NO.: «CLIENT_CLIENT_ID».«CUST_MASTER_PUBLISHER_ACCT_ID»\a
LOAN NO.: «CUST_MASTER_LOAN_NO»\«CUST_MASTER_LOAN_TYPE_ID»

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Property: 304 Rocky Top Ct Antioch TN 37013
Parcel ID No.: 176050B14600CO
File Number: REO2013041071TN1

Mail Tax Notices To and Property Owner:
Housing Rehab & Renovation LLC
583 Mason Rocky Dr
Smyrna TN 37167

I, or we, 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 $86,125.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Maria Lugo, AVP

Subscribed and sworn to before me this August 2, 2013

Notary Public Shena Timmons

Notary section attached *

My Commission Expires: 1-12-17

Jurat

State of ~~California~~ TEXAS

County of ~~Ventura~~ COLLIN

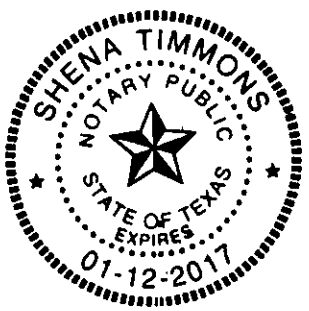
Subscribed and sworn to ~~(or affirmed)~~ before me on this 2 day of August,

20 12 by Maria Lugo

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Shena Timmons
Signature Shena Timmons

(Notary seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date____

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

2008 Version CAPA v1.9.07 800-873-9865 www.NotaryClasses.com