RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
8000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31389
(Davidson County File Box 9-29)

BILL GARRETT, Davidson County
Trans:T20130075714 DEEDWARRSP
Recvd: 09/03/13 10:43 5 pgs
Fees:28.00 Taxes:1295.00
20130903-0092304

Commitment Number: 3199803

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:
JAMES ANDREW PATTON and **KATHYRN MARIE PATTON**, 5723 KNOB ROAD. NASHVILLE, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
103-05-0-008.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the August 27, 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 **JAMES ANDREW PATTON** and wife, **KATHYRN MARIE PATTON**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, party of the second part, whose tax mailing address is **5732 KNOB ROAD NASHVILLE, TN 37209**.

WITNESSETH: That for and in consideration $350,000.00 (Three Hundred Fifty Thousand 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 **5732 KNOB ROAD NASHVILLE, TN 37209**.

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 grantees forever.

Being the same property conveyed to the part of the first part and recorded at: **20130418-0038425**

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Hillwood Park, as of record in Plat Book 3300, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bank of America, N.A., by deed dated February 26, 2013, from Wesley Hightower and Nicole R. Hightower, husband and wife, of record in Instrument No. 20130418-0038425, Register's Office for Davidson County, Tennessee.

Executed by the undersigned on AUGUST 27, 2013:

Bank of America, N.A.

By: _____

Name: AUSTIN ALBURTIS

Its: AVP

STATE OF TEXAS

COUNTY OF COLLIN

Before me, MIN SOO KIM, a Notary Public of said State and County aforesaid, personally appeared AUSTIN ALBURTIS 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 BANK OF AMERICA NA the within named Grantor, Party of the First Part and Bargainor, a TEXAS corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of AUSTIN ALBURTIS ~~herx~~ by himself as such AVP.

Witness my hand and seal, this 27 day of AUGUST 2013.

_____

Notary Public MIN SOO KIM My Commission Expires 08/20/16

MIN SOO KIM
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-20-16

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TEXAS
County of COLLIN

I, or we, hereby 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 $350,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27 day of AUGUST, 2013.

Affiant

AUSTIN ALBURTIS, AVP
Print Name

(Seal)

Notary Public

My commission expires:

08/20/16

MIN SOO KIM
Print Name

CTIC# _____

MIN SOO KIM
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-20-16