BILL GARRETT, Davidson County
Trans:T20130088041 DEEDWARRSP
Recvd: 10/11/13 10:49 4 pgs
Fees:23.00 Taxes:90.47
20131011-0106748

This instrument prepared by and
(MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1658DON
Property ref: 5162 HUNTERS POINT LN, HERMITAGE, TN 37076

SPECIAL WARRANTY DEED

Send tax bills to: HOMETOWN COMMUNITY DEVELOPMENT CORPORATION DBA HOMESTRONG USA-8711 MONROE COURT STE A, RANCHO CUCAMONGA CA 91730

Name and address of new owner: HOMETOWN COMMUNITY DEVELOPMENT CORPORATION DBA HOMESTRONG USA-8711 MONROE COURT STE A, RANCHO CUCAMONGA CA 91730

Map parcel number: 09805012700

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

BANK OF AMERICA, N.A,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

HOMETOWN COMMUNITY DEVELOPMENT CORPORATION DBA HOMESTRONG USA,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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 our hand this 10th day of September, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BANK OF AMERICA, N.A

By: _____
Its: Lucero Pena, Assistant Vice President

By: _____
Its: Ani Hakobyan, Assistant Vice President

State of _____
County of _____

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, _____ (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of BANK OF AMERICA, N.A and that he executed the same as the free act and deed of said BANK OF AMERICA, N.A.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, _____ (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of BANK OF AMERICA, N.A and that he executed the same as the free act and deed of said BANK OF AMERICA, N.A.

Witness my hand, at office, this _____ day of _____, 20____.

see attached
Notary Public
My Commission Expires:
Affix seal

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On September 10, 2013 before me, Lidia Alfaro - Notary Public
(Here insert name and title of the officer)

personally appeared Lucero Pena & Ani Hakobyan

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.

Signature of Notary Public

LIDIA ALFARO
COMM. # 1988922
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
My Commission Expires
August 24, 2016

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 9/10/2013

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer
  AVP
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is ~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- 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 acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

Exhibit "A"

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28A, ON THE PLAN OF ZONE LOT DIVISION OF LOTS 23, 27, 28 & 48 HUNTERS POINT SUBDIVISION, OF RECORD IN BOOK 5200, PAGE 736, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NUMBER 28A FRONTS 43.21 FEET ON THE WESTERLY MARGIN OF HUNTER'S POINT LANE AND EXTENDS BACK 176.56 FEET ON THE SOUTHERLY LINE AND 175.42 FEET ON THE NORTHERLY LINE WHICH IS A BROKEN LINE TO A DEAD LINE IN THE REAR, MEASURING 43.51 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BRIAN JEFFREY GILBERT AND WIFE, TRISHA ANNE GILBERT BY DEED FROM ROGER J. MAYNARD AND WIFE, MARY J. MAYNARD, DATED 9-26-97, OF RECORD IN BOOK 10625, PAGE 312, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO DONALDSON, LUFKIN AND JENRETTE MORTGAGE CAPITAL, INC. BY TRUSTEE'S DEED FROM CHRISTOPHER L. PALMER, AS SUCCESSOR TRUSTEE, DATED 11-24-04, OF RECORD IN INSTRUMENT NO. 20041214-0148148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHERMORE BEING THE SAME PROPERTY CONVEYED TO HOMECOMINGS FINANCIAL NETWORK, INC. BY DEED FROM DLJ MORTGAGE CAPITAL, INC., DATED 7-11-05, OF RECORD IN INSTRUMENT NO. 20050824-0101259, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) HEREIN BY DEED DATED 3/17/06, OF RECORD IN INSTRUMENT #200603230033466 REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. BY DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF9, DATED _____, RECORDED IN BOOK #_____ AT PAGE _____, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

#20131011-0106747

Source of title

_____ Trustee's Deed or
_____ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number
County of , TN

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $24450.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 24th day of September, 20 13

Notary

SHARILYN WAGNER NOTARY PUBLIC GEORGIA EXPIRES June 1, 2016 GWINNETT COUNTY