Mail after recording to:
Brian K. Widener, Esq.
RCO LEGAL
1587 N.E. Expressway
Atlanta, GA 30329

BILL GARRETT, Davidson County
Trans:T20130102958 DEEDQC
Recvd: 12/09/13 12:51 5 pgs
Fees:28.00 Taxes:157.25
20131209-0124816

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this 20th day of November, 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 **Lena R. Knalls,** party(ies) of the second part located at 6008 Hill Circle., Nashville, Tennessee 37209.

WITNESSETH: WITNESSETH THAT: Grantor, for and in consideration of the sum of $42,500.00 and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim unto the said Grantee, the following described property the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEGINNING AT A POINT IN THE CENTER OF CATO ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO C. B. WINFREY BY DEED OF RECORD IN BOOK 329, PAGE 718, REGISTERS OFFICE FOR SAID COUNTY; THENCE NORTH 74 DEG. EAST 5.7 POLES TO A POINT; THENCE NORTH 31 DEG EAST 13 POLES TO A POINT IN DRAIN; THENCE NORTH 23 ½ DEG. EAST 12 POLES TO A STONE IN DRAIN IN C.B. WINFREY'S LINE, 7 FEET SOUTH OF A POPLAR SAPLING STUMP; THENCE SOUTH 87 ½ DEG. EAST WITH C.B. WINFREY'S SOUTH LINE 36 POLES TO A STAKE, HICKORY AND HACKBERRY POINTER, C. B. WINFREY'S CORNER IN MRS. BRITT NICHOLSON'S WEST LINE; RUNNING THENCE IN A SOUTHWESTERLY DIRECTION 37 POLES, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF THE CATO GRAVEYARD; THENCE NORTH 37 ¾ DEG. WEST, 18/18/ POLES TO A POINT; THENCE SOUTH 52 ¼ DEG. WEST ALONG THE NORTHERLY MARGIN OF SAID GRAVEYARD, 18.18 POLES TO THE CENTER OF CATO ROAD; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID ROAD, 9.87 POLES TO THE POINT OF BEGINNING, CONTAINING 6 ACRES, MORE OR LESS.

Property: 4600 CATO RD NASHVILLE TN 37218
Parcel ID No.: **05700004501**

The last deed was filed for record in Instrument No. 20131029-0112204 in the Register of Deeds Office of Davidson County, Tennessee.

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, NATIONAL ASSOCIATION
CORPORATE SEAL

BANK OF AMERICA, N.A

BY: _____

TITLE: **Lidia Alfaro, BANA, AVP, REO Sales**

STATE OF _____

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____, 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 _____ of _____, 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 _____ day of _____,

_____
Notary Public

***See attached Certificate of Acknowledgment**

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On November 20, 2013 before me, Ani Hakobyan, Notary Public,
(Here insert name and title of the officer)

personally appeared Lidia Alfaro,

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

(Notary Seal)

NRO1 ANI HAKOBYAN COMM. #2034753 Notary Public - California Los Angeles County My Comm. Expires July 26, 2017 NRO1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

QUIT CLAIM DEED
(Title or description of attached document)

4600 CATO RD NASHVILLE TN 37218
(Title or description of attached document continued)

Number of Pages 2 Document Date 11/20/2013

(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

****

Property: 4600 CATO RD NASHVILLE TN 37218
Parcel ID No.: **05700004501**
File Number: RDC20130935O9TN1

Mail Tax Notices To and Property Owner:
Lena R. Knalls
6008 Hill Circle
Nashville, TN 37209

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 $ 42,500.00 , ~~which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale~~.

Affiant Lidia Alfaro

Subscribed and sworn to before me this _____ day of _____,

Notary Public

My Commission

Expires: ***See Attached Jurat**

Jurat

State of California

County of Ventura

Subscribed and sworn to (or affirmed) before me on this 20th day of November,

2013 by Lidia Alfaro,

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

Signature Ani Hakobyan, Notary Public (Notary seal)

ANI HAKOBYAN
COMM. #2034753
Notary Public - California
Los Angeles County
My Comm. Expires July 26, 2017

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit of Property Value
(Title or description of attached document)

4600 CATO RD NASHVILLE TN 37218
(Title or description of attached document continued)

Number of Pages 1 Document Date 11/18/2013

(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