BILL GARRETT, Davidson County
Trans:T20130103961 DEEDQC
Recvd: 12/12/13 12:54 4 pgs
Fees:23.00 Taxes:314.50
20131212-0125891

BOX 50-B

PREPARED BY:
BANKE[illegible]
3[illegible]
NASHVILLE, TN 37203

RETURN TO:
ESCROW CORP.

Commitment Number: 700-006272-A

~~After Recording, Return To:~~
Sutton Land Title Agency
515 Rockaway Avenue
~~Valley Stream, NY 11581~~

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:
Lee F. Noel, Jr., 3310 West End Avenue, Suite 485, Nashville, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15004004900

QUITCLAIM DEED

BANK OF AMERICA, N.A., hereinafter grantor, whose tax mailing address is **400 NATIONAL WAY, SIMI VALLEY, CA 93065**, for **$85,000.00 (Eighty Five Thousand Dollars and Zero Cents)** in consideration paid, grants and quitclaims to **Lee F. Noel, Jr.**, hereinafter grantee, whose tax mailing address is **3310 West End Avenue, Suite 485, Nashville, TN 37203**,with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot Number 548 on the Plan of Kensington of Priest Lake, Section 1-B, of record in Book 6250, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bank of America, N.A., by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Subsitute Trustee, of record at Instrument No. 20111121-0091001, Register's Office for Davidson County, Tennessee, dated November 8, 2011, and recorded on November 21, 2011.

Property Address is: 3124 Windsor Green Drive (also known as 301 Windsor Green Court), Antioch TN, 37013

Executed by the undersigned on DECEMBER 4, 2013:

BANK OF AMERICA, N.A.

By: CHRISTA MCCLURE

Its: ASST VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on DECEMBER 4, 2013 by CHRISTA MCCLURE its ASST VICE PRESIDENT on behalf of **BANK OF AMERICA, N.A.**,who is personally known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public WILLIAM D OWENS

WILLIAM D. OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15

EXHIBIT "A"

"Subject to all easements, covenants, conditions, restrictions and rights of way and other matters whether or not of record, those matters that would be disclosed by an accurate survey of the property or physical inspection thereof, and any right of redemption or similar legal right in any former owner, its successors and assigns, and the rights, if any, of all tenants and licensees (whether or not in default under any occupancy or use agreements), any other occupants of the property (whether or not authorized by Grantor), and any persons claiming a right to lease, use or occupy all or a portion of the property, in each case whether or not currently in actual possession of all or a portion of the property.

In addition, Grantee acknowledges and agrees, notwithstanding any statutory or implied warranties contained herein, Grantee shall make any claims pursuant to this deed within ninety (90) days of the date hereof, as more particularly provided in the Purchase and Sale Agreement between Grantor and Grantee."

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 DALLAS

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$$85,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4 day of DECEMBER, 20 13 by CHRISTA MCCLURE, AVP.

Affiant

CHRISTA MCCLURE, ASST VICE PRESIDENT
Print Name

(Seal)

Notary Public

My commission expires:

12/07/2015

WILLIAM D OWENS
Print Name

WILLIAM D. OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15