Davidson County DEEDWARRSP
Recvd: 12/26/13 08:51 6 pgs
Fees:33.00 Taxes:1563.25
20131226-0129644

Commitment Number: 3215349

After Recording Return To:
ServiceLink LLC
400 Corporation Drive
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
ServiceLink LLC
400 Corporation Drive
Aliquippa PA 15001
(800) 439-5451
Stacy Dematteo

New Property Owner/Mail Tax Statements To:
John E. Root
840 ROBERTSON ACADEMY RD
NASHVILLE, TN 37220

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
132-14-0-070.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 25 day of NOV, 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, for Four Hundred, Twenty-Two Thousand, Five Hundred Dollars and No Cents ($422,500.00) in consideration paid grants with covenants of limited warranty to **John E. Root**, hereinafter grantee, party of the second part, whose tax mailing address is 840 ROBERTSON ACADEMY RD, NASHVILLE, TN 37220, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Four Hundred, Twenty-Two Thousand, Five Hundred Dollars and No Cents ($422,500.00), 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 described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as 840 ROBERTSON ACADEMY RD, NASHVILLE, TN 37220.

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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, 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 has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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 in their proper gender and number according to the context hereof.

BANK OF AMERICA, N.A.

By: _____

Print Name: CHRISTA MCCLURE

Its: ASST VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on NOVEMBER 25, 20 13 by CHRISTA MCCLURE, AVP 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

State of TEXAS
County of DALLAS

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 $ 482,600.00 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 25 day of NOVEMBER, 20 13, by CHRISTA MCCLURE, AVP.

_____
Affiant

CHRISTA MCCLURE, AVP
Print Name

(Seal)

_____
Notary Public

My commission expires:

12/07/2015

WILLIAM D OWENS
Print Name

CTIC# _____

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

Exhibit A

ALL THOSE TRACTS OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT NO. I

LAND IN THE 7TH, FORMERLY 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 3 ON THE PLAN OF PAUL SCHIEL SUBDIVISION NO. 2 OF RECORD IN BOOK 2330, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF ROBERTSON ACADEMY ROAD 20 FEET WESTERLY FROM THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO THE CITY OF NASHVILLE BY JOHN H. CHEEK AND WIFE BY DEED OF RECORD IN BOOK 1308, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE NORTHERLY MARGIN OF SAID ROBERTSON ACADEMY ROAD WESTWARDLY 120 FEET; THENCE NORTH 8 DEG. 30 MIN. WEST 370 FEET; THENCE EASTWARDLY 145 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO THE CITY OF NASHVILLE, BY PAUL W. SCHIEL AND WIFE BY DEED OF RECORD IN BOOK 2039, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE WESTERN BOUNDARY LINE OF THE CITY OF NASHVILLE PROPERTY, SOUTH 2 DEG. 15 MIN. WEST 65 FEET TO THE SOUTHWEST CORNER OF SAID CITY OF NASHVILLE PROPERTY; THENCE WITH THE LINE OF THE SAID CITY OF NASHVILLE PROPERTY, EASTWARDLY 45 FEET; AND SOUTHWARDLY 300 FEET TO THE BEGINNING, CONTAINING 1.22 ACRES, MORE OR LESS.

TRACT NO. II

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE; SAID TRACT BEING PART OF LOT 3 ON THE PLAN OF JOHN OVERTON'S PROPERTY, OF RECORD IN PLAT BOOK 421, PAGE 160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID TRACT IS SHOWN AS DAVIDSON COUNTY TAX MAP 132-14, PARCEL 70-1, AND AS NASHVILLE ELECTRIC SERVICE DRAWING PSK-1528-A, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING AN IRON PIN ON THE NORTHERN 40 FOOT RIGHT-OF-WAY OF ROBERTSON ACADEMY ROAD, SAID POINT BEING THE SOUTHEAST MOST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE FOLLOWING SAID RIGHT-OF-WAY N 89 DEG. 59 MIN. 00 SEC. W 20.00 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY N 02 DEG. 15 MIN. 00 SEC. E 300.00 FEET TO AN IRON PIN; THENCE N 89 DEG. 59 MIN. 00 SEC. W 45.00 FEET TO AN IRON PIN; THENCE N 02 DEG. 15 MIN. 00 SEC. E 65.00 FEET TO AN

IRON PIN; THENCE S 89 DEG. 59 MIN. 00 SEC. E 65.00 FEET TO AN IRON PIN MARKING THE COMMON CORNER OF PARCELS 71 AND 70.1 OF SAID DAVIDSON COUNTY TAX MAP; THENCE LEAVING SAID COMMON CORNER AND FOLLOWING THE EASTERLY MARGIN OF PARCEL 70.1 S 02 DEG. 15 MIN. 00 SEC. W 365.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 10,225 SQUARE FEET OR 0.23 ACRE, MORE OR LESS.

Being the same property as conveyed from RUBIN LUBLIN TN, PLLC, SUBSTITUTE TRUSTEE to BANK OF AMERICA, N.A. , as described in INSTRUMENT NO. 20130621-0063930 , Dated 6/14/2013, Recorded 6/21/2013 in DAVIDSON County Records.

True Copy Certification

I, Dana L. Baxendell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES