BILL GARRETT, Davidson County
Trans:T20140006982 DEEDWARRSP
Recvd: 01/30/14 12:30 4 pgs
Fees:23.00 Taxes:684.50
20140130-0008437

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-131200617S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Cape and Austin Development LLC (Name)	SEND TAX BILL TO: Cape and Austin Development LLC (Name)	MAP/PARCEL NUMBERS: 08314025200
3301 Leeland Lne (Street Address)	3301 Leeland Lne (Street Address)	
Nashville, TN 37204 (City, State, Zip)	Nashville, TN 37204 (City, State, Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bank of America, N.A., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Cape and Austin Development LLC, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 311 South 17th St, Nashville, TN, 37206, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, 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 in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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.

(Continuation of Special Warranty Deed)

Witness our hand as of the 01/08/2014 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Bank of America, N.A.

By: _____

Name: CHRISTA MCCLURE

Its: ASST VICE PRESIDENT

State of TEXAS

County of DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHRISTA MCCLURE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the ASST VICE PRESIDENT (Title of person signing) of Bank of America N.A. successor by merger to BAC Home Loans Servicing LP (Name of Company), a corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Bank of America N.A. successor by merger to BAC Home Loans Servicing LP for the purposes therein contained.

Witness my hand and official seal, at office in DALLAS COUNTY, TX, this 01/08/2014.

MARIA LUGO
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-14-14

_____

Notary Public MARIA LUGO

My Commission Expires: 07/14/2014

State of TEXAS

County of DALLAS

The actual consideration or value, whichever is greater, for this transfer is $ 125,000

_____

Affiant CHRISTA MCCLURE

Subscribed and sworn to before me this 01/08/2014 by CHRISTA MCCLURE, AVP.

_____

Notary Public MARIA LUGO

My Commission Expires: 07/14/2014

RE: 311 South 17th St, Nashville, TN 37206

MARIA LUGO
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-14-14

SPECIAL WARRANTY DEED

EXHIBIT "B"

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 311 South 17th St, Nashville, TN 37206

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee described as follows: The northerly 54.5 feet of Lot 72 on The Plan of Edgefield Land Company's First Subdivison, as of record in Book 57 Page 130, R.O.D.C. Tennessee.

Said Northerly part of Lot 72 fronts 54.5 feet on the easterly side of 17th street and runs back between parallel lines, with the southerly margin of Lillian Ave. 110 feet to an alley.

Being the same property conveyed to Bank of America, N.A. by Subsitute Trustee's Deed recorded 11/25/2013, Instrument Number 20131125-0120736, in the Office of the Clerk of Davidson County, Tennessee.

Property Address (for Informational Purposes Only): 311 South 17th Street Nashville TN, 37206

RE: 311 South 17th St, Nashville, TN 37206