Prepared by and Return to:
RCO Legal, P.S.
1587 N.E. Expressway
Atlanta, GA 30329

BILL GARRETT, Davidson County
Trans:T20140010313 DEEDQC
Recvd: 02/12/14 15:53 5 pgs
Fees:28.00 Taxes:275.79
20140212-0012627

QUITCLAIM DEED

THIS INDENTURE, made and entered into on this 23rd* day of December, 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, **Billy Leroy Arnold,** party(ies) of the second part located at 226 Meandering Drive., Lebanon, Tennessee 37090.

WITNESSETH: WITNESSETH THAT: Grantor, for and in consideration of the sum of $74,537.40 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, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 522 ON THE PLAN OF STEEPLECHASE CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 6816, PAGE 483, AS AMENDED BY BOOK 7390, PAGE 1, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

This conveyance is subjecy to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Property: 522 CHANDLER PLACE UNIT #522 HERMITAGE TN 37076
Parcel ID No.: 086-06-0A-522.00

The last recorded deed was recorded 10/21/2013 as Instrument No. 20131021-0109710 in Davidson County, Tennessee Register of Deeds.

*The effective date of this conveyance is January 28, 2014

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, N.A.

BY: Chris Tirona

TITLE: **Chris Tirona, 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

My Commission Expires:_____

***See attached Certificate of Acknowledgment**

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of **Ventura**

On **December 23, 2013** before me, **Ani Hakobyan, Notary Public**,
(Here insert name and title of the officer)

personally appeared **Christopher Tirona**,

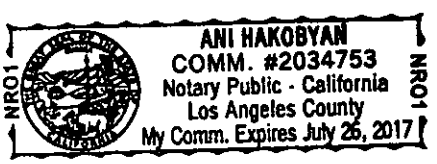
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

522 Chandler Place Unit 522 Hermitage TN 37076
(Title or description of attached document continued)

Number of Pages **2** Document Date **12/23/2013**

(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: 522 CHANDLER PLACE UNIT #522 HERMITAGE TN 37076
Parcel ID No.: 086-06-0A-522.00
File Number: RDC2013103914TN1

Mail Tax Notices To and Property Owner:
Billy Leroy Arnold
224 meandering Dr.
Lebanon, TN 37090

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 $ 74,537.40 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant **Chris Tirona, BANA, AVP**

~~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 23rd day of December,

2013 by Chris Tirona,

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 Consideration
(Title or description of attached document)

522 Chandler Place Unit 522 Hermitage TN 37076
(Title or description of attached document continued)

Number of Pages 1 Document Date 12/23/13

(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

2008 Version CAPA v1.9.07 800-873-9865 www.NotaryClasses.com