BILL GARRETT, Davidson County
Trans:T20140013684 DEEDWARRSP
Recvd: 02/27/14 10:21 6 pgs
Fees:33.00 Taxes:157.25
20140227-0016883

THIS INSTRUMENT PREPARED
BY & RETURN TO:
([redacted] *
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

*Southeast Title
and Processing INC

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 10 day of February, 2014, by and between **Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP** as party of the first part, located at , and, **Faustino Olea Rostro,** party of the second part located at 3225 Gallatin Parkway, Nashville, TN 37216.

WITNESSETH: That for and in consideration of $42,500.00 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 real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows, to wit:

Land in the 12th District, Davidson County, Tennessee, being Lot No. 6 on the plan of Linden Grove, as of record in Plat Book 1835, Page 89, Register's Office for said county, to which plan reference is made for a more complete description.

This property is now or was formerly known as 209 Ewing Drive, Nashville, TN 37207
Parcel ID No.: 06003003400

The Last recorded Deed was filed of record at Instrument No. 20130729-0078499 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or 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 is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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 their proper gender and number according to the context hereof.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

IN WITNESS WHEREOF, THE undersigned **Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP** 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. Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP

BY: _____

TITLE: AUSTIN ALBURTIS, AVP

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared AUSTIN ALBURTIS, AVP of BANK OF AMERICA NA 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 AVP (title) of BANK OF AMERICA NA, 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 10 day of FEBRUARY 2014

_____
Notary Public JENNIFER GREEN

My Commission
Expires: 10/02/2017

JENNIFER GREEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-17

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Property: 209 Ewing Drive, Nashville, TN 37207
Parcel ID No.: 06003003400
File Number: REO2014020224TN1

Mail Tax Notices To and Property Owner:
Faustino Olea Rostro
209 Ewing Drive, Nashville, TN 37207

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 AUSTIN ALBURTIS, AVP

Subscribed and sworn to before me this 10 day of FEBRUARY, 2014

Notary Public JENNIFER GREEN

My Commission 10/02/2017

JENNIFER GREEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-17

OWNER'S AFFIDAVIT AND CERTIFICATE OF DOMESTIC STATUS

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, a notary public, on this day personally appeared AUSTIN ALBURTIS, who being first duly sworn, deposes and says that to the undersigned's best knowledge, which knowledge is based solely upon the undersigned's review of the appropriate business and property records prepared by or provided to Bank of America, N.A., a national association ("BANA"):

1. I am the AVP of Bank of America, N.A., a national association.

2. This Affidavit is made for the purpose of inducing SOUTHEAST TITLE AND PROCESSING INC[***insert name of title insurance company requesting affidavit***] ("Title Company") to insure title to the Property described below in connection with a sale ("Sale") of such Property by or at the direction of BANA.

3. BANA is the owner of that certain real property described as follows (the "Property").

EXHIBIT A

4. No unrecorded agreements have been entered into with respect to the Property by or at the direction of BANA, no material has been furnished by or at the direction of BANA to the Property, and no labor has been performed by or at the direction of BANA to the Property, for which payment will not be made in a timely manner. BANA hereby agrees to indemnify and hold the Title Company harmless from and will pay any and all loss, costs or damages, including reasonable attorney's fees which the Title Company may incur or become liable for under its commitment or policy of title insurance insuring the Property Sale as a direct result of: (i) the Title Company's reliance on the truth of the statements made in this Paragraph 4, (ii) the filing of a lien against the Property by any contractor or materialman who supplied labor or materials to the Property at the direction of BANA, (iii) the filing of a Federal or State tax lien against BANA during the period of BANA's ownership of the Property that encumbers title to the Property, or (iv) a judgment or claim against BANA that encumbers title to the Property during the period of BANA's ownership of the Property.

5. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by BANA, the undersigned hereby certifies the following on behalf of BANA: BANA is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);. BANA is not a disregarded entity as defined in § 1.1445-2(b)(2)(iii); BANA's U.S. employer identification number is 94-1687665 [***insert EIN number for BANA***]; and BANA's office address is 16001 N Dallas Pkwy, Addison, TX 75001 [***insert BANA's address***]. BANA understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of BANA.

By: _____
Individually, and as Assistant Vice-President of Bank of America, N.A. in its capacity as owner aforesaid.

Print Name: AUSTIN ALBURTIS, AVP

State of Texas)
County of Dallas)

Sworn to and subscribed before me on the 10 day of FEBRUARY, 20 14, by AUSTIN ALBURTIS, AVP

(Notarial Seal)

JENNIFER GREEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-17

Notary Public JENNIFER GREEN

45006016_1

EXHIBIT A

Land in the 12th District, Davidson County, Tennessee, being Lots No. 6 on the plan of Linden Grove, as of record
in Plat Book 1835, Page 89, Register's Office for said county, to which plan reference is made for a more
complete description.