BILL GARRETT, Davidson County
Trans:T20140029579 DEEDWARRSP
Recvd: 04/30/14 15:16 8 pgs
Fees:42.00 Taxes:0.00
20140430-0036445

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-140100018O

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: The Secretary of Veteran Affairs, an Officer of the United States of America,, successors and assigns at the Department of Venteran Affairs VA Regional Loan Center	SEND TAX BILL TO: The Secretary of Veteran Affairs, an Officer of the United States of America,, successors and assigns at the Department of Venteran Affairs VA Regional Loan Center	MAP/PARCEL NUMBERS: 052 01 0 145.00
(Name) 1700 Clairmont Rd.	(Name) 1700 Clairmont Rd.	
(Address) Decatur, GA 30033-4032	(Address) Decatur, GA 30033-4032	
(City) (State) (Zip)	(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 The Secretary of Veteran Affairs, an Officer of the United States of America,, successors and assigns at the Department of Venteran Affairs VA Regional Loan Center , the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 513 Forest Park Road, Madison, TN, 31775, 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 14th of March, 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: Scott Bartel

Its: Assistant Vice President

State of _____
County of _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, 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 _____ (Title of person signing) of _____ (Name of Company), a _____, 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 _____ for the purposes therein contained.

Witness my hand and official seal, at office in _____, this _____.

See Attached Acknowledgment

Notary Public

My Commission Expires: _____

State of California
County of Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $54,432.00.

Affiant

Scott Bartel
Assistant Vice President

Subscribed and sworn to before me this _____

Notary Public

See Attached JURAT

My Commission Expires: _____

RE: 513 Forest Park Road, Madison, TN 31775

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On MAR 14 2014 before me, Eleanor M. Marquez, Notary Public,
(insert name and title of the officer)

personally appeared Scott Bartel ----------,
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.

ELEANOR M. MARQUEZ
COMM. # 2048563
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires
November 17, 2017

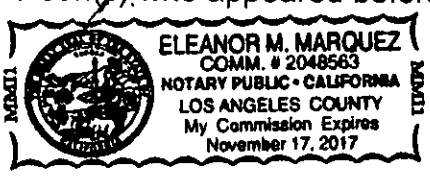
Signature Eleanor M. Marquez (Seal)

Special Warranty Deed

(LRT 24757)

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 14th day of March, 2014, by Scott Bartel ----------
---
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal) Signature Eleanor M. Marquez

Special Warranty Deed affiant's Statement section.

(LRT 24757)

EXHIBIT "A"

Part Tract Number 8, on the plan of Forest Park Road Subdivision, as shown on plat of record in Book 843, Page 45, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at at point in the east margin of Forest Park Road, at the southwest corner of Tract Number 8 on said plan; thence South 86 degrees East 200 feet; thence North parallel with Forest Park Road 50 feet; thence North 86 degrees West 200 feet to the east margin of said road; thence South with said road, 50 feet to the beginning.

Being the same property conveyed to Bank of America, N.A. by Warranty Deed of record at Instrument Number 20140430003644 3 Register's Office for Davidson County Tennessee.

RE: 513 Forest Park Road, Madison, TN 31775

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: 513 Forest Park Road, Madison, TN 31775

"Exhibit C"

CERTIFICATE OF ASSISTANT SECRETARY
OF
BANK OF AMERICA, NATIONAL ASSOCIATION

The undersigned, Devra Lindgren, an Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. The following persons have been duly elected or appointed and have duly qualified as officers of the Association and they hold the office set forth opposite their names:

Name	Title
Sheri L. Solum	Senior Vice President
Adam Herson	Vice President
Amanda Hubbard	Vice President
Valeri D. Leahey	Vice President
Susan McCaughan	Vice President
Maricela Viramontes	Vice President
Scott Bartel	Assistant Vice President
Tiffany Block	Assistant Vice President
Laura Elliott	Assistant Vice President
Yolanda Hill	Assistant Vice President
Ronald Lowe III	Assistant Vice President
Mathew Sprinkel	Assistant Vice President

2. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

> **Section 5.2. Execution of Instruments.** All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed the seal of the Association on this 13th day of November, 2013.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: Devra Lindgren
Devra Lindgren, Assistant Secretary