BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

BILL GARRETT, Davidson County
Trans:T20140045144 DEEDWARRSP
Recvd: 06/25/14 13:48 5 pgs
Fees:28.00 Taxes:518.00
20140625-0055626

Commitment Number: 3242576

After Recording Return To:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

This instrument prepared by:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

New Property Owner/Mail Tax Statements To:
LEE F. NOEL, JR.
3310 West End Avenue, Suite #485
Nashville, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142100B02100C0

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 10th day of June 2014, by and between **BANK OF AMERICA, N.A.**, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03)Chandler, AZ 85224**, hereinafter grantor, and party of the first part, for One Hundred, Forty Thousand Dollars and No Cents ($140,000.00) in consideration paid grants with covenants of limited warranty to **LEE F. NOEL, JR.**, hereinafter grantee, party of the second part, whose tax mailing address is 3310 West End Avenue, Suite #485, Nashville, TN 37203, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration One Hundred, Forty Thousand Dollars and No Cents ($140,000.00), 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 441 BELLE POINTE DRIVE, NASHVILLE, TN 37221.

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.

Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF PHASE I, A PLANNED UNIT DEVELOPMENT OF BELLE POINTE OF RECORD IN PLAT BOOK 6250, PAGE 500 AND 601, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

Being the same property as conveyed from ELIZABETH A. CASH, SUBSTITUTE TRUSTEE to BANK OF AMERICA, N.A., as described in INST# 20140116-0004517, Recorded 01/16/2014 in DAVIDSON County Records.

BANK OF AMERICA, N.A.

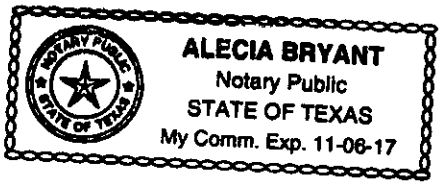
By: _____

Print Name: Stephanie Allen

Its: Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on June 10, 2014 by Stephanie Allen 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 Alecia Bryant

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 $ 140,000 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 10th day of June, 2014.

ALECIA BRYANT
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-06-17

Affiant

Stephanie Allen, AVP
Print Name

(Seal)

Notary Public

My commission expires:

11-6-2017

Alecia Bryant
Print Name

CTIC# 1237740-2