Davidson County DEEDWARRSP
Recvd: 06/27/14 09:56 6 pgs
Fees:33.00 Taxes:916.86
20140627-0056363

Commitment Number: 3259107
Seller's Loan Number: 871879458

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
GLEN DANIEL and **ADINA DANIEL**, 107 Bluegrass Pt. Hendersonville, TN 37075

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
012-00-0-007.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6-16-, 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, and **GLEN DANIEL** and **ADINA DANIEL**, hereinafter grantees, party of the second part, whose tax mailing address is **107 Bluegrass Pt. Hendersonville, TN 37075.**

WITNESSETH: That for and in consideration $247,800.00 (Two Hundred Forty Seven Thousand Eight Hundred Dollars and Zero Cents), 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 **8125 OLD SPRINGFIELD PIKE GOODLETTSVILLE, TN 37072.**

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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Being the same property conveyed to the part of the first part and recorded at: **20140326-0024813**

Exhibit A

A certain tract of personal land in the 10th Civil District of Davidson County, Tennessee described according to a survey dated December 20, 2004 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

BEGINNING at an iron pin in the westerly margin of Old Springfield Pike, being the northeast corner of this tract, a corner to the property conveyed to James B. Troutt and wife, Thelma D. Troutt by deed of record in Book 7013, Page 169, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Old Springfield Pike on a curve having a radius of 1,588.74 feet, a tangent of 66.63 feet, a delta of 4 deg. 48 min. 19 sec., a chord of 133.14 feet and a chord bearing of S 32 deg. 38 min. 21 sec., E for a length of 133.18 feet to an iron pin; thence continuing with said margin of the said road S 35 deg. 02 min. 26 sec., 239.88 feet to an iron pin; thence on a curve having a radius of 254.33 feet, a tangent of 40.11 feet, a delta of 17 deg. 55 min. 27 sec., a chord of 79.24 feet and a chord bearing of S 26 deg. 04 min. 43 sec., E for a length of 79.56 feet to an iron pin; thence continuing with said margin of said road S 17 deg. 06 min. 59 sec., E 78.07 feet to an iron pin; thence leaving Old Springfield Pike, with a fence row S 72 deg. 47 min. 08 sec., W 258.47 feet to an iron pin in the margin of the CSX Railroad property; thence with a fence row N 62 deg. 00 min. 00sec., W 829.34 feet to an iron pin; a corner to the property conveyed to James B. Troutt et ux.; thence with line of the property conveyed to James B. Troutt et ux. N 76 deg. 41 min. 10 sec. E 717.26 feet to an iron pin marking the point of beginning, containing 6.251 acres, more or less.

Being the same property conveyed to Bank of America, N. A, by Successor Trustee's Deed dated 3/20/14 of record in Instrument No. 201403260024813, Register's Office of Davidson County, Tennessee.

Executed by the undersigned on 6-16-, 2014:

BANK OF AMERICA, N.A.

By: _____

Name: Todd Gabert

Its: AVP

STATE OF AZ

COUNTY OF Maricopa

Before me, K Stephen, a Notary Public of said State and County aforesaid, personally appeared Todd Gabert its AVP on behalf of **BANK OF AMERICA, N.A.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be AVP of Bank of America NA the within named Grantor, Party of the First Part and Bargainor, a Arizona corporation, and that he or she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America NA Inc., by himself or herself as such AVP.

Witness my hand and seal, this 16 day of June 2014.

Notary Public K Stephen

My Commission Expires 3-14-2017

K. STEPHEN
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
March 14, 2017

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of AZ
County of Maricopa

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 $ 247,800.00 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 16th day of June, 20 14.

Affiant

Todd Gabert, AVP
Print Name

(Seal)

Notary Public

My commission expires:

3-14-2017

K Stephen
Print Name

K. STEPHEN
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
March 14, 2017

CTIC# _____

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

