Davidson County DEEDWARRSP
Recvd: 06/27/14 13:21 4 pgs
Fees:23.00 Taxes:536.50
20140627-0056552

THIS INSTRUMENT PREPARED BY & RETURN TO:
RCO Legal, P.S.
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 25th day of June, 2014, 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 **Lotfy Ebeid** party of the second part located at 5160 Ric Road, Apt 241, Antioch, TN 37013;

WITNESSETH: That for and in consideration of $145,000.00 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 real estate, situated and being in the County of Davidson, State of Tennessee:

Lot 153; Cambridge Forest Planned Unit Development, Phase 3, as shown on plat of record in Instrument Number 20010628006848 3, as amended in Instrument Number 20020503005463 0, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Property: 1612 Bridgecrest Drive, Antioch TN 37013

Parcel ID No.: 149-15-0A-283.00

Being the same property conveyed to Bank of America, N.A., by Quit Claim Deed dated the 28th day of October, 2013, of record at Instrument Number 20131107-0115436 in said Register's office, Davidson County, Tennessee.

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.

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: _____

NAME: Stephanie Allen

TITLE: Assistant Vice President

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stephanie Allen, 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 Assistant Vice President of Bank of America, 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 16th day of May, 2014.

_____
Notary Public Alecia Bryant

My Commission Expires: 11-6-2017

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

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Property: 1612 Bridgecrest Drive Antioch TN 37013
Parcel ID No.: 149-15-0A-283.00
File Number: REO2014010075TN1

Mail Tax Notices To and Property Owner:
Lotfy Ebeid
1612 Bridgecrest Drive, Antioch, TN 37013

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 $145,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Stephanie Allen, AVP

Subscribed and sworn to before me this May 16, 2014. Stephanie Allen.

Notary Public Alecia Bryant

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

My Commission Expires: 11-6-2017

True Copy Certification

I, Jill Stoumen, 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 GA

County of Dekalb

Personally appeared before me, Heather Knuth, a notary public for this county and state, Jill Stoumen, 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:
Notary' Seal (if on paper)

Notary Public, Cobb County, Georgia
My Commission Expires February 9, 2017

