Davidson County DEEDWARRSP
Recvd: 07/15/14 13:31 6 pgs
Fees:33.00 Taxes:325.60
20140715-0062412

Commitment Number: 3244538

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:
ANTHONY CADUFF and **MICHELE CADUFF**, 4932 Alexis Dr. Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
064-040-01600

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the June 14, 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 **ANTHONY CADUFF** and **MICHELE CADUFF**, hereinafter grantees, party of the second part, whose tax mailing address is **4932 Alexis Dr. Antioch, TN 37013**.

WITNESSETH: That for and in consideration $88,000.00 (Eighty Eight Thousand 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 **4609 WOODSIDE DR, OLD HICKORY, TN 37138**.

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.

Executed by the undersigned on June 14, 2014:

Bank of America, N.A.

By: _____

Name: Stephanie Allen

Its: Assistant Vice President

STATE OF TEXAS

COUNTY OF DALLAS

Before me, Alecia Bryant, a Notary Public of said State and County aforesaid, personally appeared Stephanie Allen its Assistant Vice President 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 Assistant Vice President of Bank of America the within named Grantor, Party of the First Part and Bargainor, a Texas corporation, and that he or she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Stephanie Allen XX., by himself or herself as such AVP,.

Witness my hand and seal, this 14th day of July, 2014.

_____

Notary Public Alecia Bryant My Commission Expires 11-6-2017

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

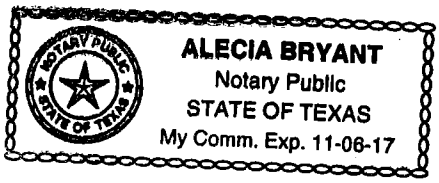
Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

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 $88,000 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 14th day of July, 2014.



Affiant

Stephanie Allen, AVP
Print Name

(Seal)

Notary Public

My commission expires:

11-6-2017

Alecia Bryant
Print Name

CTIC# 1237740-2

Maximum principal indebtedness for Tennessee recording tax purposes is $88,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

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 $88,000.00 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 14th day of July, 2014.

Affiant

Anthony J Cadoff
Print Name

(Seal)

Notary ~~Public~~

My commission expires:

11/3/15

Gerald G. Patterson
Print Name

CTIC# _____

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Woodside Subdivision Section 1, as of record in Plat Book 5050, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eroll D. Groves and wife, Natasha A. Groves, by deed dated October 16, 1996, from Lawrence John Young, Jr. and wife, Ellen Sophie Young, of record in Book 10230, page 753, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Bank of America, N.A., by Successor Trustee's Deed dated July 1, 2014, from Robert S. Coleman, Jr., Successor Trustee, of record in Instrument No. 20140703-0058951, Register's Office for Davidson County, Tennessee.

True Copy Certification

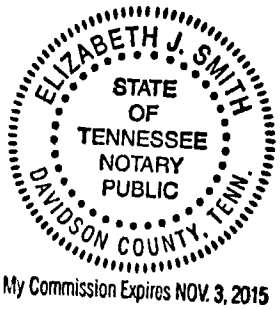
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, 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:



My Commission Expires NOV. 3, 2015