BILL GARRETT, Davidson County
Trans:T20140053849 DEEDWARRSP
Recvd: 07/25/14 11:03 3 pgs
Fees:18.00 Taxes:303.03



20140725-0066224

State of Pennsylvania
County of Allegheny

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 $81,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Bank of America, N.A.

7/15/14

Affiant

Subscribed and Sworn to before me this 15th day of July, 2014.

Notary Public

My Commission Expires: (Affix Seal)

June 27, 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J Kopp, Notary Public
South Fayette Township, Allegheny County
My Commission Expires June 27, 2016

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY AND RETURN TO:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Tara C. Hensley, a married woman 364 Gibbs Lane Gallatin, TN 37066	828 Norwalk Drive Nashville, TN 37214	Tara C. Hensley, a married woman 364 Gibbs Lane Gallatin, TN 37066

MAP PARCEL NO.: 10901000500

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

BANK OF AMERICA, N.A.

Whose Address is 1800 Tapo Canyon Road, Simi Valley, CA 93063

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

TARA C. HENSLEY, A MARRIED WOMAN

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2014 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, Bank of America, N.A., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 15th day of July 2014.

Bank of America, N.A.

7/15/14

[SEAL]

By: Jacqueline Woods
Printed Name
Title: Assistant Vice President

State of Pennsylvania
County of Allegheny

SWORN TO and subscribed before me this 15th day of July 2014, by Jacqueline Woods as an Assistant Vice President of Bank of America, N.A. He/She ~~is~~ produced Drivers License as identification.

Notary Public
My commission expires: June 27, 2016

SWORN TO and subscribed before me this 15th day of July, 2014, by Jacqueline Woods an Assistant Vice President.
who proved to me on the basis of satisfactory to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.
I certify that under penalty of perjury under the laws of the state of Pennsylvania that the foregoing paragraph is true and correct.

Witness my hand and seal.

Signature

My commission expires June 27, 2016 (SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J Kopp, Notary Public
South Fayette Township, Allegheny County
My Commission Expires June 27, 2016

EXHIBIT "A"

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the plan of Section II, Larchwood Subdivision, as or record in Book 5200, Pages 57, 58 & 59, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of America, N.A. by deed recorded in Instrument #20140509-0039646 in the Register's Office of Davidson County, Tennessee.