BILL GARRETT, Davidson County
Trans:T20140055506 DEEDWARRSP
Recvd: 07/31/14 10:19 3 pgs
Fees:18.00 Taxes:491.45

20140731-0068244

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 $132,825.00, 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.

Affiant Danielle Lynn Hannigan, Assistant Vice President 6-23-14
Subscribed and Sworn to before me this 23rd day of June, 2014.

Melanie Jo Costantino
Notary Public
My Commission Expires: (Affix Seal)
4-8-18

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Jo Costantino, Notary Public
Bellevue Boro, Allegheny County
My Commission Expires April 8, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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:
Diana S. Finley, a married woman 4775 Lickton Pike Whites Creek, TN 37189	2636 Crocker Springs Road Goodlettsville, TN 37072	Diana S. Finley, a married woman 4775 Lickton Pike Whites Creek, TN 37189

MAP PARCEL NO.: 016-00-0-048.00

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 ~~2505 W. Chandler Blvd., Bldg. D, Chandler, AZ 85224~~ NY 150 Allegheny Center, Pittsburgh, PA 15212

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

DIANA S. FINLEY, 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 23rd day of June, 2014.

Bank of America, N.A.

6-23-14 [SEAL]

By: Danielle Lynn Arrington
Printed Name
Title: Assistant Vice President

State of Pennsylvania
County of Allegheny

Before me, Melanie Jo Costantino, of the state and county mentioned, personally appeared Danielle Lynn Arrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the Assistant Vice President of Assistant Vice President the within named bargainor, a corporation, and that he/she/they as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Danielle Lynn Arrington as Assistant Vice President.

Witness my hand and seal, at office, this 23rd day of June, 2014

Melanie Jo Costantino
Notary Public

My Commission Expires: 4-8-18

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Jo Costantino, Notary Public
Bellevue Boro, Allegheny County
My Commission Expires April 8, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit: Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 2 on a survey by Ray G. Cole, registered land surveyor, No. 924, Dated November 25, 1987, as follows: Beginning at an existing iron pin in the easterly margin of Crocker Springs Road, the most southwest corner of this tract, and being the most northwest corner to Larry Newlin; thence with the margin of said road and with a curve to the left having a central angle of 21° 11 minutes 51 seconds, a radius of 243.85 feet; and an arc length of 90.22 feet to a point in the margin of the road, thence continuing with the margin of said road, north 24 deg 14 min 53 sec west 164.34 ft to an iron pin set in the margin of said road; a corner to Tract 1 this survey, thence leaving said road and with the line of said Tract 1, north 68° 26 minutes 41 seconds east 663.50 feet to an iron pin set in the line of F.W. Gray; thence with the line of said Gray south 10° 25 minutes 56 seconds west 626.17 feet to an existing iron pin, in the line of said Gray and being a corner to Larry Newlin; thence with the line of said Newlin north 71° 58 minutes 39 seconds west 436.47 feet to the beginning containing 5.00 acres more or less.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

This being the same property conveyed to Bank of America, N.A. by deed recorded in Instrument #20140512-0040563, in the Register's Office of Davidson County, Tennessee.