State of CA
County of Ventura

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 $69,832.50, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Ani Hakobyan, AVP

Subscribed and Sworn to before me this _____ day of _____, _____.

See Attached Jurat

Notary Public
My Commission Expires: (Affix Seal)

BILL GARRETT, Davidson County
Trans:T20140055516 DEEDWARRSP
Recvd: 07/31/14 10:36 5 pgs
Fees:28.00 Taxes:247.28

20140731-0068254

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:
Shawn M. Rubio 4812 Cimarron Way Antioch, TN 37013	3329 Moorewood Drive #A Nashville, TN 37207	Shawn M. Rubio 4812 Cimarron Way Antioch, TN 37013

MAP PARCEL NO.: 050-10-0C-302.00

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

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

SHAWN M. RUBIO, a married man

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 12th day of June, 2014.

Bank of America, N.A.

_____ [SEAL]

By: Ani Hakobyan
Printed Name

Title: AVP



State of _____
County of _____

Before me, _____, of the state and county mentioned, personally appeared _____, 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 _____ of _____, the within named bargainor, a corporation, and that he/she/they as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of _____ as _____.

See Attached Acknowledgment

Witness my hand and seal, at office, this _____ day of _____, 20__.

_____
Notary Public

My Commission Expires:_____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 35, Chesapeake Homes, Section Six, Phase Two, as shown on plat of record in Instrument No. 20020626-0077004, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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 No. 2014-0422-0033562, in the Register's Office of Davidson County, Tennesssee.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Ventura

On 06/12/2014 before me, Sandra Lopez Molina, Notary Pubic,
(Here insert name and title of the officer)

personally appeared Ani Hakobyan,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

SANDRA LOPEZ MOLINA
COMM. # 2047333
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
My Commission Expires
October 28, 2017

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SWD
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 4 Document Date 06/12/2014

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer
  AVP
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

Jurat

State of California

County of Ventura

Subscribed and sworn to (or affirmed) before me on this 12th day of June,

20 14 by Ani Hakobyan,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

(Notary seal)

SANDRA LOPEZ MOLINA
COMM. # 2047333
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
My Commission Expires
October 28, 2017

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Consideration
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 06/12/14

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document