BILL GARRETT, Davidson County
Trans:T20140062652 DEEDWARRSP
Recvd: 08/25/14 09:20 3 pgs
Fees:18.00 Taxes:599.40

20140825-0077109

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 $162,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Michael Heath 8/8/14
Affiant Michael D. Heath / Assistant Vice President
Subscribed and Sworn to before me this 8 day of August, 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, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Connor R. Kennedy, ~~a married~~ an unmarried man 5715 Brentwood Trace Brentwood, TN 37027	718 Tobylynn Drive Nashville, TN 37211	Connor R. Kennedy, ~~a married~~ an unmarried man 5715 Brentwood Trace Brentwood, TN 37027

MAP PARCEL NO.: 161-06-0112.00

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 150 Allegeny Center Mall, Pittsburgh, PA 15212

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO
An unmarried
CONNOR R. KENNEDY, ~~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 8 day of August 2014.

Bank of America, N.A.

Michael Heath 8/8/14 [SEAL]

By: Michael D. Heath
Printed Name
Title: Assistant Vice President (AVP)

State of Pennsylvania
County of Allegheny

Before me, CHRISTOPHER J KOPP, the undersigned officer, on this, the 8 day
(insert name of notary)
of August, 2014, personally appeared Michael D. Heath,
(insert name of signer)

~~He~~ known to me or, ✓ through production of Driver's License as identification, who identified ~~her~~/himself to be the AVP of Bank of America N.A., the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that ~~(s)~~he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)

CHRISTOPHER J KOPP
(Type or print name below signature)
Notary Public, State of PENNSYLVANIA
Commission No.: 1220449

MyCommission Expires: June 27, 2016

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 parcel of land situate in the County of Davidson and State of Tennessee, being Lot No. 1 on the plan of M. Buford Deford, Jr. property, of record in Plat Book 4715, Page 196, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

This conveynace 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 #20140625-0055352, in the Register's Office of Davidson County, Tennessee.