BILL GARRETT, Davidson County
Trans: T20140064797 DEEDWARRSP
Recvd: 09/02/14 11:05 3 pgs
Fees: 18.00 Taxes: 216.45
20140902-0079631

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 $58,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Bank of America, NA

MMP 8/6/14
Affiant Matthew P. Mornak, Assistant Vice President

Subscribed and Sworn to before me this 6 day of August 2014.

CJK
Notary Public

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

My Commission Expires: (Affix Seal)
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:
David Swett Sr., a married man 2801 Clifton Avenue Nashville, TN 37209	2631 Delk Avenue Nashville, TN 37208	David Swett Sr., a married man 2801 Clifton Avenue Nashville, TN 37209

MAP PARCEL NO.: 081-10-0-056.00

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~~ Allegheny Center Mall, Pittsburgh, PA 15212 MPM

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

DAVID SWETT SR., 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 6 day of August, 2014.

Bank of America, N.A.

MPM 08/06/14 [SEAL]

By: Matthew P. Mornak
Printed Name
Title: Assistant Vice President (AVP)

STATE of Pennsylvania
COUNTY of Allegheny

Before me, Christopher J Kopp, the undersigned officer, on this, the 6 day of August, 2014, personally appeared Matthew P. Mornak, N/A known to me or, ✓ through production of driver's license as identification, who identified herhimself to be the AVP of Bank of America, NA, 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)

CJK
Christopher J Kopp
(Type or print name below signature)
Notary Public, State of Pennsylvania
Commission No.: 1020449
My Commission 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

Land in Davidson County, Tennessee, being Lot(S) 36, as shown on the map entitled Normal Heights, Section 2, of record in Plat Book 2330, Pages 53 and 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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

Being the same property conveyed to Bank of America, N.A. by deed recorded in Instrument #20140625-0055358, in the Register's Office of Davidson County, Tennessee.