BILL GARRETT, Davidson County
Trans:T20140069499 DEEDWARRSP
Recvd: 09/17/14 10:21 3 pgs
Fees:18.00 Taxes:303.03
20140917-0085189

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.

Affiant Dana Mida-Foster, Assistant Vice President for BANK of America, N.A. 8.27.14

Subscribed and Sworn to before me this 27 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:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

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:
Carlos E. Torres and Fernando Jose Torres 608 Amelia Drive Antioch, TN 37013	4817 Linbar Drive Nashville, TN 37211	Carlos E. Torres and Fernando Jose Torres 608 Amelia Drive Antioch, TN 37013

MAP PARCEL NO.: 13413011200

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 Allegheny Center Mall, Pittsburgh, PA 15212

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

CARLOS E. TORRES AND FERNANDO JOSE TORRES

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 27 day of August 2014.

Bank of America, N.A. (BANA)

By: Dana Nicole Fosler 8.27.14

Printed Name

Title: Assistant Vice President (AVP)

STATE of Pennsylvania

COUNTY of Allegheny

Before me, C Christopher J Kopp, the undersigned officer, on this, the 27 day

(insert name of notary)

of August, 2014, personally appeared Dana Nicole Fosler.

(insert name of signer)

☑ known to me or, ☑ through production of Identification Card as identification, who identified her/himself to be the AVP of BANA, 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)

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

C Christopher J Kopp

(Type or print name below signature)

Notary Public, State of Pennsylvania

Commission No.: 1220449

My Commission Expires: June 27 2016

EXHIBIT "A"

BEING LOT NO. 198, KENILWORTH ESTATES, SECTION IV, AS OF RECORD IN PLAT BOOK 3300, PAGES 34, 35 AND 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION; AND SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

SAID LOT NO. 198 FRONTS 70.6 FEET ON THE WESTERLY SIDE OF LINBAR DRIVE AND EXTENDS BACK 167.8 FEET ON THE NORTHERLY LINE AND 137.2 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, WHICH IS A BROKEN LINE, MEASURING 74 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. BY SUBSTITUTE TRUSTEE'S DEED, DATED JULY 7, 2014 AND RECORDED IN INSTRUMENT NO. 20140723-0065370 IN THE REGISTER'S OFFICE OF NASHVILLE COUNTY, TENNESSEE.