Davidson County DEEDWARRSP
Recvd: 10/08/14 09:02 5 pgs
Fees:28.00 Taxes:651.20
20141008-0093139

AFTER RECORDING RETURN TO:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. BAH-30088 – 3

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 128 07 0A 001.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 26 day of September, 2014, by and between **BANK OF AMERICA, N.A.**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 7105 CORPORATE DRIVE, PLANO, TX 75024 hereinafter referred to as Grantor(s) and **DWAINE ANDERSON, A MARRIED PERSON JOINED BY HIS SPOUSE, LEILANI S. BOULWARE**, a mailing address of 1908 CHURCH STREET, NASHVILLE, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED SEVENTY-SIX THOUSAND AND 00/100 ($176,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NUMBER 20140821-0076316, Recorded: 08/21/2014

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 26 day of September, 2014.

BANK OF AMERICA, N.A.

BY: [signature] 9-26-14
NAME: Lisa Marie Hopson
TITLE: Assistant Vice President

STATE OF Pennsylvania
COUNTY OF Allegheny

Before me, Melanie Jo Costantino, a Notary Public, of the state and county mentioned, personally appeared Lisa Marie Hopson, who proved to me on the basis of satisfactory evidence, and who acknowledged such person to be president (or other officer authorized to execute the instrument) of BANK OF AMERICA, N.A., the within named bargainer and that such president or officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Pittsburgh, this 26 day of September, 2014.

[signature]
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

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $176,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

DWAINE ANDERSON

Subscribed and sworn to before me this 6th day of October, 2014.

Margaret Stoffel
Notary Public
My Commission Expires May 8, 2018



Name and address for person(s) responsible for taxes:

DWAINE ANDERSON AND LEILANI S. BOULWARE
1908 CHURCH STREET
NASHVILLE, TN 37203

Name and address of property owner:

DWAINE ANDERSON AND LEILANI S. BOULWARE
1908 CHURCH STREET
NASHVILLE, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

BEING LOT NO. 1 OF GLENWOOD TRACE, OF RECORD IN PLAT BOOK 6900, PAGE 359, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, TO WHICH REFERENCE IS HEREBY MADE FOR A METES AND BOUNDS DESCRIPTION.

True Copy Certification

I, Bobbie Stoldt, Post Closing Associate, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, Brandy Markley, a notary public for this county and state, Bobbie Stoldt, Post Closing Associate who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 20, 2017
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF FLORIDA
(407) 398-0153
BRANDY MARKLEY
MY COMMISSION #FF019733
EXPIRES May 20, 2017
FloridaNotaryService.com