Davidson County	DEEDWARRSP
Recvd: 10/10/14 14:16	5 pgs
Fees:28.00 Taxes:314.13	
20141010-0094284	

AFTER RECORDING RETURN TO:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. BAH-30090

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

Tax ID No.: 13615004200

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 30th 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 **BRANDIE ROCHIN, A MARRIED PERSON**, a mailing address of 405 DUNAILIE DRIVE, NASHVILLE, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of EIGHTY-FOUR THOUSAND NINE HUNDRED AND 00/100 ($84,900.00) 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 20140918-0085803, Recorded: 09/18/2014

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.

Tax ID No.: 13615004200

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 30th day of September, 2014.

BANK OF AMERICA, N.A.

BY: _____ 9/30/14
NAME: Matthew R. Long
TITLE: Assistant Vice President (AVP)

STATE OF Pennsylvania
COUNTY OF Allegheny

SWORN TO and subscribed before me this 30th day of September, 20 14, by Matthew R. Long, as an AVP of Bank of America, N.A. (He/she (✓) produced drivers license as identification.

_____

Notary Public
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

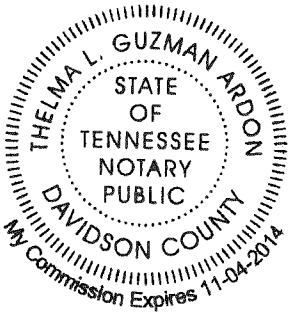
VALUATION AFFIDAVIT

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 $84,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Brandie Rochin
BRANDIE ROCHIN

Subscribed and sworn to before me this 8th day of October, 2014.

Notary Public
My Commission Expires 11-04-2014



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

BRANDIE ROCHIN
405 DUNAILIE DRIVE
NASHVILLE, TN 37217

Name and address of property owner:

BRANDIE ROCHIN
405 DUNAILIE DRIVE
NASHVILLE, TN 37217

EXHIBIT A
LEGAL DESCRIPTION

ALL THE FOLLOWING DESCRIBED PROPERTY:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17, ON THE PLAN OF HARBOUR TOWN VILLAGE, SECTION 2, OF RECORD IN PLAT BOOK 4675, PAGES 146- 147, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ALL ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

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