BILL GARRETT, Davidson County
Trans:T20140079544 DEEDWARRSP
Recvd: 10/22/14 10:12 3 pgs
Fees:18.00 Taxes:297.33
20141022-0097333

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 $80,360.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Bank of America, N.A.

8-27-14

Affiant Matthew J Hosey, Assistant Vice President
Subscribed and Sworn to before me this 27 day of August, 2014.

Melanie Jo Costantino
Notary Public
My Commission Expires: (Affix Seal)
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

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:
Lee Andrews and Pokyon Andrews, husband and wife 239 Morningside Drive LaVergne, TN 37186	417 Bell Road Nashville, TN 37217	Lee Andrews and Pokyon Andrews, husband and wife 239 Morningside Drive LaVergne, TN 37186

MAP PARCEL NO.: 149-08-0-026.00

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

LEE ANDREWS AND ~~POKYON ANDREWS~~ Pokyon K. Andrews, HUSBAND AND WIFE

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.

8-27-14

By: Matthew J Hosey
Printed Name
Title: Assistant Vice President (AVP)

STATE of Pennsylvania

COUNTY of Allegheny

Before me, Melanie Jo Costantino, the undersigned officer, on this, the 27 day
(insert name of notary)
of August, 2014, personally appeared Matthew J Hosey,
(insert name of signer)

N/A known to me or, ✓ through production of a drivers 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)

Melanie Jo Costantino
Melanie Jo Costantino
(Type or print name below signature)

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

Notary Public, State of Pennsylvania
Commission No.: 1282615
My Commission Expires: 4-8-18

Exhibit A

The following described real estate, situated in the County of Davidson, State of Tennessee: lot 14, Section 2, of Dorhill Acres, as shown on plat of record in Book 2331, Page 144, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property. Less Conveyance to State of Tennessee Beginning at the point of intersection of the existing West margin of Bell Road and the North boundary of the Charles B. Sanders, Jr., et al property; thence with said North boundary South 77 degrees 31 minutes 14 seconds West 17 feet more or less to a point; thence with the proposed West margin of said road having a 1392.39 foot radius curve Northerly 124.93 feet to a point, said point being 40.00 feet left of Bell Road proposed centerline station 111+72.99; thence with the South boundary of the Harold B. Sawyer, and wife property South 81 degrees 35 minutes 47 seconds East 15 feet more or less to a point; thence with said existing West margin Southerly 121 feet more or less to the point of beginning, containing 1887 square feet. And Beginning at a point in the proposed West margin of Bell Road, said point being 40 feet more or less left of Bell Road proposed centerline station 111+50; thence with said proposed West margin having a 392.39 foot radius curve Southerly 105 feet more or less to a point; thence with the North boundary of said Sanders property; South 77 degrees 31 minutes 14 seconds West 65 feet more or less to a point said point being 100 feet more or less left of Bell Road proposed centerline station 110+14.04; thence with the proposed margin of the herein described drainage facility (1) having a radius of 1332.39 radius curve left 56.71 feet (2) North 50 degrees 00 minutes 10 seconds East 93.193 feet to the point of beginning, containing 4845 square feet.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed recorded in Instrument No. 20140616-0052294 in the Register's Office for said County.