FILE NO.: BAC.2522

Davidson County DEEDWARRSP
Recvd: 10/31/14 08:29 3 pgs
Fees:17.00 Taxes:0.00
20141031-0100375

PREPARED BY AND RETURN TO:
JOSHUA R. HOPKINS, ESQ.
RUBIN LUBLIN TN, PLLC
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, its successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108	343 Neely's Bend Road Madison, TN 37115	SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, its successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108

MAP PARCEL NUMBER: 05201009900

THIS INDENTURE, dated this the 15 day of JULY, 2014, between **BANK OF AMERICA, N.A.,** Grantor, whose address is 7105 Corporate Drive, PTX-A-274, Plano, TX 75024 and the **SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**, its successors and assigns, whose address is c/o Michaelson, Conner, and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, its successors and assigns, the following described property, situated in Davidson County, to wit:

LAND IN DAVISON COUNTY, TENNESSEE, BEING LOT NO 21, BLOCK "A" ON THE MAP OF CRITTENDEN ESTATES, AS OF RECORD IN BOOK 974, PAGE 69, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 21 FRONTS 89.5 FEET ON THE NORTH SIDE OF NEELEY'S BEND ROAD AND RUNS BACK BETWEEN LINES 165 FEET ON THE WESTERLY LINE, AND THE EASTERLY LINE RUNNING BACK ALONG THE WESTERLY MARGIN OF IDLEWILD AVENUE TO A DEAD LINE IN THE REAR MEASURING 52 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION HAVING BEEN CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY BY DEED DATED 11/28/06 OF RECORD IN INSTRUMENT NO. 20070118-0007459, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., HEREIN BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NUMBER 20130805-0081301, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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This entity is tax exempt.

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persona claiming by, through and under the Grantor.

SUBJECT TO any Subdivision Restrictions, Building Lines and Easements, if any, of record in said Register's Office.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 15 DAY OF JULY, 2014.

BANK OF AMERICA, N.A.

By: Denise L. Stilwell 7-15-14
Printed Name: DENISE L. STILWELL
Title: ASSISTANT VICE PRESIDENT (AVP)

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me, CHRISTOPHER J KOPP [Notary Public], of the State and County aforesaid, personally appeared DENISE L. STILWELL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself/herself to be a/the AVP [title] of BANK OF AMERICA, N.A., the within named bargainor, and that he/she as such AVP [title], executed the foregoing instrument for the purpose therein contained, by signing the name of BANK OF AMERICA, N.A., by himself/herself as such AVP. N/A.

WITNESS my hand and seal, this 15 day of JULY, 2014.

Notary Public

My commission expires: June 27 2016
(Notary Seal)

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

AFFIDAVIT OF VALUE

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 the transfer or the value of the property transferred, whichever is greater, is *$133,335.76 (*TAX EXEMPT – GOVERNMENT ENTITY) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Denise L. Stilwell 7-15-14
Affiant Printed Name DENISE L. STILWELL
Title: ASSISTANT VICE PRESIDENT (AVP)

Subscribed and sworn to before me on this the 15 day of JULY, 2014.

Notary Public

My commission expires: June 27 2016
(Notary Seal)

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

True Copy Certification

I, Heidi E. Billington, 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 Georgia

County of Gwinnett

Personally appeared before me, Mary Miranda Rosenblum, a notary public for this county and state, Heidi E. Billington who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Date: 10/31/2014

Notary's Signature

My Commission Expires: 02/20/2015
Notary Seal (if on paper)

MARY MIRANDA ROSENBLUM NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES Feb. 20, 2015