BILL GARRETT, Davidson County
Trans: T20140093449 DEEDWARRSP
Recvd: 12/15/14 10:14 3 pgs
Fees: 18.00 Taxes: 157.25
20141215-0114344

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 $42,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. BANK of America, NA

Brenda G Swinton 11/28/14
Affiant BRENDA G. SWINTON, ASSISTANT Vice President
Subscribed and Sworn to before me this 28 day of November, 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:
Wanda Williams 1804 Brookvalley Place Mt Juliet, TN 37122	3235 Luann Dr Antioch, TN 37013	Wanda Williams 1804 Brookvalley Place Mt Juliet, TN 37122

MAP PARCEL NO.: 150 09 0 139.00

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 Allegheny Center Mall, Pittsburgh, PA 15212

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

WANDA WILLIAMS

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 set his hand and affixed his seal as of the date first shown above.

Bank of America, N.A.

Brenda G. Swinton 11/22/14

By: BRENDA G. SWINTON
Printed Name
Title: ASSISTANT Vice President (AVP)

Dana Nicole Foster 11.28.14
Unofficial Witness Dana Nicole Foster

Carolynn Pelesky 11-28-14
Unofficial Witness Carolynn Pelesky

STATE of Pennsylvania

COUNTY of Allegheny

Before me, CHRISTOPHER J KOPP, the undersigned officer, on this, the 28 day
(insert name of notary)
of November, 2014 personally appeared Brenda G. Swinton,
(insert name of signer)

N/A known to me or, ✓ through production of Driver's License as identification, who identified (her/him/self) 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)

BANK OF AMERICA CORPORATE SEAL NATIONAL ASSOCIATION

CHRISTOPHER J KOPP
(Type or print name below signature)

Notary Public, State of PENNSYLVANIA

Commission No.: 1270449

My Commission Expires: June 27, 2016

Page 2

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

EXHIBIT "A"

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

BEING LOT NUMBER 16-A ON THE PLAN OF ZONE LOT DIVISION LOTS 15-18 CHERRY HILLS, SECTION 12 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGES 174 AND 175 AND AMENDED IN PLAT BOOK 6200, PAGE 342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. IN SUBSTITUTE TRUSTEE'S DEED DATED OCTOBER 2, 2014 AND RECORDED AT INSTRUMENT NUMBER 20141008-0093117, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID# 150-09-0-139.00