Davidson County DEEDWARRSP
Recvd: 01/23/15 15:56 6 pgs
Fees:33.00 Taxes:334.11
20150123-0006960

After Recording Return To:
Stewart Title
13026 Lebanon Rd. #100
Mt. Juliet, TN 37122

Commitment Number: 3298988

PREPARED BY:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
MARCELLINUS G. A. LIESKAMP, 2104 BROOKVIEW DRIVE, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08410006000

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the JANUARY 20, 2015, by and between **Bank of America, N.A.**, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03) Chandler, AZ 85224**, hereinafter grantor, and party of the first part, and **MARCELLINUS G. A. LIESKAMP,*** hereinafter grantee, party of the second part, whose tax mailing address is 2104 BROOKVIEW DRIVE, NASHVILLE, TN 37214

* a single man

WITNESSETH: That for and in consideration $90,300.00 (Ninety Thousand Three Hundred Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **2104 BROOKVIEW DR, NASHVILLE, TN 37214.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Being the same property conveyed to the part of the first part and recorded at: **20141105-0102192**

Exhibit A

Situated in Davidson County TN, All that piece , parcel or Lot of Land Situate, lying and being in Davidson County, TN and Known and Designated as Lot No. 1 , Resubdivision of Lots 82 and 83, Donelson Meadows, Section 2 , recorded in Book 7900, Page 284 of the Davidson County Register of Deeds Office, Reference to which is Hereby made for a more particular description

Being the same property conveyed to Bank of America N.A. by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee dated 11/3/2014, of record in Instrument No. 20141105-0102192, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Connie Sue Stanfill by Quitclaim Deed from Calvin David Stanfill, dated 8/31/1998, of record in Book 11203, Page 639, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Calvin D. Stanfill and wife Connie Sue Stanfill by Deed from Robert Milton Large and wife Lavancy Clevenger Large, dated 08/27/1993, of record in Book 9068, Page 412, in the Register's Office of Davidson County, Tennessee.

Executed by the undersigned on JANUARY 20, 2015:

Bank of America, N.A.

By: Jennifer Green

Name: JENNIFER GREEN

Its: ASST. VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

Before me, CHRISTA MCCLURE, a Notary Public of said State and County aforesaid, personally appeared JENNIFER GREEN its ASST. VICE PRESIDENT on behalf of **Bank of America, N.A.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ or herself to be ASST. VICE PRESIDENT of BANK OF AMERICA the within named Grantor, Party of the First Part and Bargainor, a TEXAS corporation, and that ~~he~~ she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of JENNIFER GREEN ~~himself~~, by ~~himself~~ herself as such AVP.

Witness my hand and seal, this 20 day of JANUARY, 2015

Notary Public CHRISTA MCCLURE My Commission Expires 8/29/2016

CHRISTA MC CLURE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-29-2016

Maximum principal indebtedness for Tennessee recording tax purposes is $90,300.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TEXAS
County of DALLAS

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 $ 90,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20TH day of JANUARY, 20 15.



(Seal)

Affiant

JENNIFER GREEN
Print Name

Notary Public

My commission expires:

8/29/2016

CHRISTA MCCLURE
Print Name

CTIC# 12910659-0

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

