FILE NO.: BAC-14-00449

Davidson County	DEEDWARRSP
Recvd: 01/28/15 10:24	3 pgs
Fees:17.00 Taxes:0.00	
20150128-0008079	

PREPARED BY AND RETURN TO:
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 VETERANS AFFAIRS P.O. Box 100023 Decatur, GA 30031-7023	6002 PANAMA DRIVE HERMITAGE, TN 37076	SECRETARY OF VETERANS AFFAIRS P.O. Box 100023 Decatur, GA 30031-7023

MAP PARCEL NUMBER: 08601000200

THIS INDENTURE, dated January 22, 2015, between **BANK OF AMERICA, N.A.** Grantor, whose address is 7105 Corporate Drive, Plano, TX 75024 and the **SECRETARY OF VETERANS AFFAIRS** whose address is P.O. Box 100023, Decatur, GA 30031-7023, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF DODSON HEIGHTS, OF RECORD IN PLAT BOOK 2900, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., HEREIN BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20150121-0005781, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This entity is tax exempt.

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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 22ND DAY OF January, 2015.

BANK OF AMERICA, N.A.

By: _____ 1-22-15 (L.S.)
Printed Name: Johnny Richard Hillberry
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 Johnny Richard Hillberry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged (himself/herself) to be 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 officer.

WITNESS my hand and seal, this 22 day of JANUARY, 2015.

_____
Notary Public

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

My commission expires: June 27, 2016
(Notary Seal)

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 *$74,008.01, (*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.

WITNESS my hand this 22 day of January, 2015.

_____ 1-22-15
Affiant Printed Name Johnny Richard Hillberry
Title: AVP of Bank of America, N.A.

Subscribed and sworn to before me on
this the 22 day of JANUARY, 2015.

_____
Notary Public

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

My commission expires: June 27, 2016
(Notary Seal)

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: 1/27/2015

Notary's Signature

My Commission Expires: 02/20/2015

Notary Seal (if on paper)