Davidson County DEEDWARRSP
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Fees:33.00 Taxes:213.68
20150130-0009101

Commitment Number: 3283672

After Recording Return To:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

This instrument prepared by:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

New Property Owner/Mail Tax Statements To:
THOMAS PILLOW
1005 Huntmaster Circle
Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
059-05-0-198.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 13 day of JAN, 2015 2004, 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, for Fifty-Seven Thousand, Seven Hundred Fifty Dollars and No Cents ($57,750.00) in consideration paid grants with covenants of limited warranty to **THOMAS PILLOW, a (an) _____ person**, hereinafter grantee, party of the second part, whose tax mailing address is 1005 Huntmaster Circle, Nashville, TN 37211, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Fifty-Seven Thousand, Seven Hundred Fifty Dollars and No Cents ($57,750.00), 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 4162 FARMVIEW DRIVE, NASHVILLE, TN 37218.

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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 203, Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 203 fronts 80.0 feet on the northerly side of Farmview Drive and extends back between lines, measuring 179.6 feet on the westerly line and 164.8 feet on the easterly line, to a line in the rear on which it measures 81.4 feet thereon.

Being the same property as conveyed from RUBIN LUBLIN TN, PLLC to BANK OF AMERICA, N.A., as described in Inst. No. 20140721-0064170, Recorded 07/21/2014 in Davidson County Records.

BANK OF AMERICA, N.A.

By: _____

Print Name: CHRISTA MCCLURE

Its: ASST VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on JANUARY 13, 2015 by CHRISTA MCCLURE, AVP of **BANK OF AMERICA, N.A.**, who is personally known to me or has produced N/A as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public JENNIFER GREEN

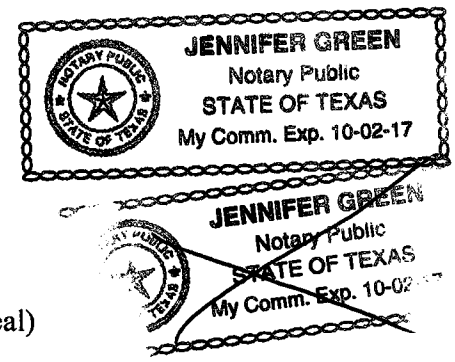
JENNIFER GREEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-17

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 $ 57,750 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 13 day of JANUARY, 2015 by Christa McClure, AVP.



(Seal)

Affiant

CHRISTA MCCLURE, AVP
Print Name

Notary Public

My commission expires:

10/02/2017

JENNIFER GREEN
Print Name

CTIC# _____

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES