NEW OWNER:

Chandelier Development, LLC
P.O. Box 120024
Nashville, TN 37212

SEND TAX BILLS TO:
NEW OWNER

Map 130
Group 15.0
Parcel 086.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN37087
FILE NO: 15-0053

BILL GARRETT, Davidson County
Trans:T20150014466 DEEDWARRSP
Recvd: 02/27/15 11:42 2 pgs
Fees:13.00 Taxes:1961.00
20150227-0017061

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Thirty-Thousandand 00/100 Dollars ($530,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BANK OF AMERICA, N.A.**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHANDELIER DEVELOPMENT, LLC, a Tennessee limited liability company,**("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson**County, Tennessee, bound and described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 10 of Block C on the Map of Tyne Meade, Section III, as of record in Plat Book 1424, Page 12, 13, and 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.**
>
> **BEING the same property conveyed to Bank of America, N.A., by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, dated April 2, 2014, and of record in Instrument No. 20140404-0028164, Register's Office for Davidson County, Tennessee.**
>
> **This is IMPROVED property known as 2803 Hemingway Drive, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Grantee,hissuccessors and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any. All improvements on the property are accepted "AS

IS" by Grantee. Grantee expressly waives any and all such warranties, whether expressed or implied, including without limitation any warranties regarding hazardous or toxic substances, and the habitability or fitness of the property for any particular use or purpose.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 17 day of FEB, 2015.

BANK OF AMERICA, N.A.

By Ocwen Loan Servicing, LLC, Its Attorney-in-fact

By: _____ **Jose Manrique**

Its: Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Jose Manrique** as Contract Management Coordinator for **Ocwen Loan Servicing, LLC, as Attorney-in-fact for BANK OF AMERICA, N.A.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Contract Management Coordinator for **Ocwen Loan Servicing, LLC, as Attorney-in-fact for BANK OF AMERICA, N.A.**, the within-named bargainer, and as such authorized signer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized signer.

WITNESS my hand and official seal at office, this 17 day of FEB, 2015.

Personally Known To Me

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

_____
Jami Dorobiala
NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$530,000.00.**

_____
Jose Manrique
Contract Management Coordinator AFFIANT

Sworn to and subscribed to before me this 17 day of February, ~~2012~~ 2015. 2-17-15

Personally Known To Me

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

_____
Jami Dorobiala
NOTARY PUBLIC

My commission expires: _____