This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1019-132

STATE OF Tennessee)
COUNTY OF Williamson)
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 $203,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee or Agent of Grantee

Subscribed and sworn to before me this 27th day of April, 2015.

Notary Public
My Commission Expires: 7-3-2017
(Seal)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Wilburene S. Lester 4608 Setter Court Nashville, TN 37207	Primary Residential Mortgage 1480 North 2200 West Salt Lake City, Utah 84116	032 10 0 017.00

BILL GARRETT, Davidson County
Trans: T20150031978 DEEDWARRSP
Recvd: 04/28/15 09:33 2 pgs
Fees: 13.00 Taxes: 751.10
20150428-0037780

SPECIAL WARRANTY DEED
(Corporation)

Bank of America, N.A., Grantor(s), being duly authorized by resolution of its board of directors or otherwise, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Wilburene S. Lester, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot No. 12 on the Plan of Quail Ridge, Section Six, as of record in Book 11700, Page 17, and amended by Instrument Ho. 20C31104-0161792 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete an accurate description of said lot.

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. by Trustee's Deed filed for record on June 12, 2014, in Instrument Number 20140612-0051396, Register's Office for Davidson County, Tennessee.

Commonly known as: 4608 Setter Court, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 7th day of APRIL, 2015.

Bank of America, N.A.

BY: _____

ITS: MONJA MALLOW, AVP

Certificate of Acknowledgment

State of ARIZONA)ss.

County of MARICOPA

Personally appeared before me, the undersigned Notary Public, MONJA MALLOW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the AVP of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 7th day of APRIL, 2015.

_____

Notary Public K STEPHEN

My commission expires:

3/14/2017

(Seal)

K. STEPHEN
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
March 14, 2017