This Instrument Prepared By:
Leila H. Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Davidson County DEEDWARRSP
Recvd: 04/29/15 09:39 5 pgs
Fees:28.00 Taxes:212.75
20150429-0038174

Order Number: 9596202
Reference Number: 9236925

4996390S

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Richard Stanley	Richard Stanley	Map/Parcel: 42110A024.00
1024 Heritage Drive	1024 Heritage Drive	
Madison, Tennessee 37115	Madison, Tennessee 37115	

FOR AND IN CONSIDERATION of the sum of FIFTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($57,500.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Bank of America, N.A.** has this day bargained and sold, and does hereby transfer and convey unto the said **Richard Stanley, a single man**, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Bank of America, N.A. by Deed from Rubin Lublin TN, PLLC of record as Instrument Number: 20140822-0076651, said Register's Office.

The express purpose of this conveyance is to Transfer title.

This is unimproved ( ) property known as 1024 Heritage Drive, Madison, Tennessee 37115
Improved ( )

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 7 day of April, 2015 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bank of America, N.A.

By: _____
Corporate Officer

Printed Name & Title: Judy Shu, Assistant Vice President

ACKNOWLEDGMENT

STATE OF AZ)

COUNTY OF MARICOPA) ss

Before me, Todd Gabert, a Notary Public of the State and

County aforesaid, personally appeared Judy Shu with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be AVP of **Bank of America, N.A.**, the within named bargainor, a corporation organized and operating under the laws of the State of AZ, and that he/she as such AVP executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as AVP.

NOTARY STAMP/SEAL

TODD GABERT
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 14, 2015

WITNESS my hand and official seal,
at office in
Chandler, AZ this
7 day of April, 2015.

_____
NOTARY PUBLIC
MY Commission Expires: 9/14/15

AFFIDAVIT OF VALUE

STATE OF AZ)

COUNTY OF MARICOPA)

The actual consideration or value whichever is greater, for this transfer is $57,500.00.
Subscribed and sworn to before me this the 7 day of April, 2015.

(Affix Seal)

Affiant Judy Shu, AVP

Notary Public

My Commission Expires: 9/14/15

TODD GABERT
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 14, 2015

EXHIBIT "A"
LEGAL DESCRIPTION

BEING UNIT NO. 1024 ON THE PLAN OF HERITAGE VILLAGE CONDOMINIUMS, SECTION 1, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 4758, PAGE 179, AMENDED BY BOOK 4808, PAGE 829; BOOK 5102, PAGE 383; AND BOOK 6484, PAGE 287, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED IN PLAT BOOK 4675, PAGE 46, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

STANLEY
49963905 TN
FIRST AMERICAN ELS
SPECIAL WARRANTY DEED

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

True Copy Certification

I, Rob Joffre, 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 Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state, Rob Joffre who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal



