BILL GARRETT, Davidson County
Trans: T20150045811 DEEDWARRSP
Recvd: 06/10/15 12:46 3 pgs
Fees: 18.00 Taxes: 191.66
20150610-0054798

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 this transfer or value of the property transferred, whichever is greater is $51,800.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Bank of America N.A.

6-8-15
Affiant Michael Paul Lewandowski, Assistant Vice President
Subscribed and Sworn to before me this 8 day of JUNE 2015

Laureen Lynn Wallace 6/8/15
Notary Public Laureen Lynn Wallace
My Commission Expires: (Affix Seal)
2/12/2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LAUREEN LYNN WALLACE, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES FEB. 12, 2019

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Sean Ashurov 728 Crestmark Drive Mount Juliet, TN 37122	3304 Percy Priest Drive Nashville, TN 37214	Sean Ashurov 728 Crestmark Drive Mount Juliet, TN 37122

MAP PARCEL NO.: 096-16-0-143.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

BANK OF AMERICA, N.A.

Whose Address is 150 Allegheny Center Mall, Pittsburgh, PA 15212

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

SEAN ASHUROV

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2015 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, Bank of America, N.A., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 8th day of June, 2015.

Bank of America, N.A.

6.8.15

By: Michael Paul Lewarchik
Printed Name
Title: Assistant Vice President (AVP)

6.8.15
Unofficial Witness David Shaun Stewart

6.8.15
Unofficial Witness
Darenda Foster

STATE of Pennsylvania

COUNTY of Allegheny

Before me, Laureen Lynn Wallace the undersigned officer, on this, the 8 day
(insert name of notary)
of JUNE, 2015 personally appeared Michael Paul Lewarchik
(insert name of signer)

__ known to me or, ✓ through production of drivers license as identification, who identified her/himself to be the AVP of Bank of America, N.A. the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)

Laureen Lynn Wallace 6/8/15
Laureen Lynn Wallace
(Type or print name below signature)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LAUREEN LYNN WALLACE, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES FEB. 12, 2019

Notary Public, State of Pennsylvania
Commission No.: 1288427
My Commission Expires: 2/12/2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 249A on the plan of Section Three, Larchwood of record in Plat Book 5200, Page 540 as amended in Book 6250, Page 524 and surveyor's certificate of correction of record in Book 6497, Page 956, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

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 deed recorded in Instrument #20150227-0016914, in the Register's Office of Davidson County, Tennessee.