Davidson County DEEDWARRSP
Recvd: 06/12/15 08:50 5 pgs
Fees:28.00 Taxes:425.87
20150612-0055637

THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

RECORD AND RETURN TO:
FRANKLIN D. NEWSOM II
3135 Aidan Lane
Mount Juliet, TN 37122

After Recording Return To:

Linear Title & Closing
127 John Clarke Road
Middletown, RI 02842

Tax ID: 051 02 0 041.00

SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A. of 7105 Corporate Dr, Plano, TX 75024, Grantor(s), for and in good consideration of $115,100.00, 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 **FRANKLIN D. NEWSOM II** of 3135 Aidan Lane, Mount Juliet, TN 37122, Grantee(s), and his/her/their heirs and assigns, the following described land in County of Davidson, Tennessee:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1017 South Graycroft Avenue, Madison, TN 37115

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.

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

WITNESS the hands and seal of said Grantor this 19 day of May, 2015.

BANK OF AMERICA, N.A.

By: Brenda G Swinton 5/19/15

Print Name: Brenda G Swinton

Title: ASSISTANT Vice President (AVP)

STATE OF Pennsylvania
COUNTY OF Allegheny

SWORN TO and subscribed before me this 19 day of May, 2015,
by Brenda G Swinton, as an AVP of Bank of America, N.A. He/She (✓)
produced Driver's License as identification.

Kimberly Ann Brown 5-19-15
Notary Public Kimberly Ann Brown
My commission expires: February 17, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KIMBERLY ANN BROWN, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES FEB. 17, 2019

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Margaret C. Daun

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

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 $ 115,100, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Rayanne Ramsay

Subscribed and sworn to before me this 2 day of June, 2015 by Rayanne Ramsay

Notary Public
Commission Expires 12/4/2016

KATHERINE FITZSIMMONS
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES
DEC 04 2016

Name and address for person(s) responsible for taxes:

FRANKLIN D. NEWSOM II
3135 Aidan Lane
Mount Juliet, TN 37122

Name and address of property owner:

FRANKLIN D. NEWSOM II
3135 Aidan Lane
Mount Juliet, TN 37122

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF MADISON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 155 ON THE PLAN OF PLEASANT ACRES, SECTION 1, AS OF RECORD IN PLAT BOOK 2133, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. THIS CONVEYANCE IS MADE SUBJECT TO SUCH LIMITATIONS AND RESTRICTIONS AND EASEMENTS AS MAY AFFECT THE PREMISES.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

PARCEL ID #051 02 0 041.00

THIS BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. FROM ARNOLD M.WEISS, SUBSTITUTE TRUSTEE IN A DEED DATED APRIL 7, 2015 AND RECORDED APRIL 16, 2015 AS INSTRUMENT NO. 20150416-0033525.

True Copy Certification

I, Rayanne Ramsay, 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 Rhode Island

County of Newport

Personally appeared before me, Mackenzie Harrington, a notary public for this county and state, Rayanne Ramsay 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: 11/16/2016
Notary' Seal (if on paper)

RHODE ISLAND
NOTARY PUBLIC
MACKENZIE HARRINGTON
EXPIRES 11/16/2016
ID# 754677