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 $119,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale. Bank of America NA

MPM 02/26/15

Affiant Matthew P. Mornak, Assistant Vice President

Subscribed and Sworn to before me this 26 day of February, 2015.

Notary Public

My Commission Expires: (Affix Seal)

June 27, 2016

BILL GARRETT, Davidson County
Trans: T20150053898 DEEDWARRSP
Recvd: 07/06/15 09:27 3 pgs
Fees: 18.00 Taxes: 442.15
20150706-0064666

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J Kopp, Notary Public
South Fayette Township, Allegheny County
My Commission Expires June 27, 2016

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:
Debesai Negusse 624 Oak Forest Lane Antioch, TN 37013	621 Oak Forest Lane Antioch, TN 37013	Debesai Negusse 624 Oak Forest Lane Antioch, TN 37013

MAP PARCEL NO.: 14906007900

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

DEBESAI NEGUSSE

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) 2014 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 set his hand and affixed his seal as of the date first shown above.

Bank of America, N.A.

MMPK 02/26/15

By: Matthew P Mornak
Printed Name
Title: Assistant Vice President (AVP)

Carolynn Pelesky 2-26-15
Unofficial Witness Carolynn Pelesky

2/26/15
Unofficial Witness
Rosemarie Graziani

STATE of Pennsylvania

COUNTY of Allegheny

Before me, Christopher J Kopp, the undersigned officer, on this, the 26 day
(insert name of notary)
of February, 2015, personally appeared Matthew P Mornak,
(insert name of signer)

N/A known to me or, ✓ through production of driver's license as identification, who identified her/himself to be the AVP of Bank of America, NA, 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)

BANK OF AMERICA CORPORATE SEAL NATIONAL ASSOCIATION

Christopher J Kopp
(Type or print name below signature)

Notary Public, State of Pennsylvania

Commission No.: 1220449

My Commission Expires: June 27, 2016

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COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J Kopp, Notary Public
South Fayette Township, Allegheny County
My Commission Expires June 27, 2016

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE AND IMPROVEMENTS LOCATED THEREON, BUT NO FURTHER OR OTHERWISE, LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 118 ON THE PLAN OF OAKWOOD SUBDIVISION, PHASE 1, OF RECORD IN BOOK 6900, PAGE 935, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SUBJECT TO TAXES FOR THE YEAR 2005, EASEMENTS AND RESTRICTIVE COVENANTS, IF ANY, OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY TOGETHER WITH ANY MODIFICATIONS AND AMENDMENTS THERETO.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. IN SUBSTITUTE TRUSTEE'S DEED DATED NOVEMBER 21, 2014 AND RECORDED AT INSTRUMENT NUMBER 20141204-0111014, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS NOW OR WAS FORMERLY KNOWN AS 621 OAK FOREST LANE, ANTIOCH, TN 37013.