THIS INSTRUMENT PREPARED BY:
Certified Document Solutions
Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045
File Number: AUC-419569-REO

Davidson County	DEEDWARRSP
Recvd: 07/31/15 13:45	5 pgs
Fees:28.00 Taxes:425.50	
20150731-0075859	

RECORD AND RETURN TO:
Paul Berard
334 Raymond Hodges Rd
Cottontown, TN 37048

Tax ID: 09514001700

SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A. of 7105 Corporate Dr, Plano, TX 75024, Grantor(s), for and in good consideration of $115,000.00, 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 **PAUL BERARD** of 334 Raymond Hodges Rd, Cottontown, TN 37048, 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: 2101 Crystal Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the current tax year.

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 13 day of July, 2015.

BANK OF AMERICA, N.A.

By _____ 7/13/15

Print Name: TIMOTHY JAMES DEVITA

Title: ASSISTANT VICE PRESIDENT (AVP)

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

SWORN TO and subscribed before me this 13 day of July, 2015,
by TIMOTHY JAMES DEVITA, as an AVP of Bank of America, N.A. He/She (✓)
produced drivers license as identification.

Laureen Lynn Wallace 7/13/15
Notary Public Laureen Lynn Wallace

My commission expires: 2/12/2019

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

WITNESS my hand and official seal.

Laureen Lynn Wallace
Notary Public
Printed Name: Laureen Lynn Wallace
My Commission Expires: 2/12/2019
Affiant N/A Known N/A Unknown
ID Produced drivers license

(Seal)

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 $ 115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

BANK OF AMERICA, NA

7/13/15

Affiant TIMOTHY JAMES DELVIA
ASSISTANT VICE PRESIDENT

Subscribed and sworn to before me this 13 day of July, 2015 by TIMOTHY JAMES DELVIA.

Laureen Lynn Wallace 7/13/15

Notary Public Laureen Lynn Wallace
Commission Expires 2/12/2019

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

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

Paul Berard
334 Raymond Hodges Rd
Cottontown, TN 37048

Name and address of property owner:

Paul Berard
334 Raymond Hodges Rd
Cottontown, TN 37048

Exhibit "A"

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 65 ON THE PLAN OF ELM HILL ACRES, SECTION ONE, OF RECORD IN PLAT BOOK 2331, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PARCEL ID #09514001700

THIS BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. FROM RUBIN LUBLIN TN, PLLC, SUBSTITUTE TRUSTEE IN A DEED DATED APRIL 16, 2015 AND RECORDED APRIL 27, 2015 AS INSTRUMENT NO. 20150427-0037453.

True Copy Certification

I, **MACKENZIE HARRINGTON**, 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, KATHERINE FITZSIMMONS, a notary public for this county and state, MACKENZIE HARRINGTON 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: **12/4/2016**
Notary' Seal (if on paper)

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