Davidson County DEEDWARRSP
Recvd: 11/30/15 09:38 6 pgs
Fees:33.00 Taxes:851.00
20151130-0120184

Commitment Number: 3394343

After Recording Return To:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

This instrument prepared by:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

**New Property Owner/Mail Tax Statements To:**
**Coetee' G Moore, II, and Felicia Boleyjack Moore**
4632 SETTER COURT
NASHVILLE, TN 37207

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**032-10-0-023.00**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6th day of NOV, 2015, by and between **Bank of America, N.A.**, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03)Chandler, AZ 85224**, hereinafter grantor, and party of the first part, for Two Hundred, Thirty Thousand Dollars and No Cents ($230,000.00) in consideration paid grants with covenants of limited warranty to **Coetee' G Moore, II, and Felicia Boleyjack Moore, husband and wife**, hereinafter grantee, party of the second part, whose tax mailing address is 4632 SETTER COURT, NASHVILLE, TN 37207, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Two Hundred, Thirty Thousand Dollars and No Cents ($230,000.00), cash in hand paid, and other good and valuable considerations, the receipt

of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A.** Said property is commonly known as 4632 SETTER COURT, NASHVILLE, TN 37207.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

## Exhibit A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF SECTION 6, QUAIL RIDGE, WHICH PLAN IS OF RECORD IN PLAT BOOK 11700, PAGE 17, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property as conveyed from Robert S. Coleman, Jr., Successor Trustee to Bank of America, N.A., as described in Inst # 20150915-0093511, Dated 09/08/2015, Recorded 09/15/2015 in DAVIDSON County Records.

**Bank of America, N.A.**

**By:** _____

**Print Name:** Todd Gabert

**Its:** Assistant Vice President

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on 11-6-, 20 15 by Todd Gabert, AVP of **Bank of America, N.A.**, who is personally known to me or has produced AZ DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

KELLY M SORENSON
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
June 18, 2019

_____
Notary Public

Kelly M Sorenson

State of Arizona
County of Maricopa

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 $ 230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 6th day of November, 20 15.

KELLY M SORENSON
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
June 18, 2019

(Seal)

Affiant

Todd Gabert, AVP
Print Name

Notary Public

My commission expires:

6-18-2019

Kelly M Sorenson
Print Name

CTIC# _____

# True Copy Certification

I, Lisa Williams, 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.

Lisa Williams
Signature

State of PA

County of Allegheny

Personally appeared before me, Christina McCartney, a notary public for this county and state, Lisa Williams who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES