This Instrument Prepared By:
Jennifer Soltz
Curphey & Badger P.A.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

After Recording Return To:
New Owner(S) Address & Mail Tax Statements To:
Darrell Hill and Hilda Hill
1732 Groveland Ridge Road
Columbia, TN 38401

Tax ID: 087-13-0-019.00
Order #: 8388TN

Davidson County DEEDWARRSP
Recvd: 12/18/15 14:16 4 pgs
Fees:23.00 Taxes:301.55
20151218-0127481

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 9 day of December, 2015, by and between BANK OF AMERICA, N.A., Grantor, and DARRELL HILL and HILDA HILL, whose address is 1732 Groveland Ridge Road, Columbia, TN 38401, Grantees.

That for and in consideration of the sum of $81,500.00, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN HERMITAGE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

BEING LOT 153, VALLEY BROOKE, AS OF RECORD IN BOOK 5800, PAGE 74, AS AMENDED IN DEED BOOK 6042, PAGE 352, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTION, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY

Property Address: 816 Gina Brooke Court, Hermitage, TN 37073

Being the same property conveyed to Grantor by Substitute Trustee's Deed record as Instrument No.: 20150924-0097069, in the Register's office of Davidson County, State of TN on 9/24/2015.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantees' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above /written.

BANK OF AMERICA, N.A.

By: Pamela J. Hunter 12.9.15

Name/Title: Pamela Jean Hunter
Assistant Vice President (AVP)

STATE OF Pennsylvania }

COUNTY OF Allegheny }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, BY Pamela Jean Hunter its AVP of BANK OF AMERICA, N.A., with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 9TH day of December, 2015.

Laureen Lynn Wallace 12/9/15
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

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $81,500.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

BANK OF AMERICA, N.A.

By: Pamela J. Hunter 12.9.15

Name/Title: Pamela Jean Hunter
Assistant Vice President

Subscribed and sworn to before me this the 9 day of December, 2015.

COMMONWEALTH OF PENNSYLVANIA

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

Laureen Lynn Wallace 12/9/15

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

Name and Address of Property Owner:
Darrell + Hilda Hill
1732 Groveland Ridge Rd
Columbia, TN 38401

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Darrell & Hilda Hill
1732 Groveland Ridge Rd.
Columbia, TN 38401

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.

True Copy Certification

I, Amy Small, 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 Florida

County of Pinellas

Personally appeared before me, Jennifer Kirk., a notary public for this county and state, Amy Small, 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: 3/20/17
Notary' Seal (if on paper)

JENNIFER KIRK
Commission # FF 004259
Expires March 20, 2017
Bonded Thru Troy Fain Insurance 800-385-7019