Davidson County DEEDWARRSP
Recvd: 12/21/15 14:31 5 pgs
Fees:28.00 Taxes:309.39
20151221-0128112

Prepared By and Return To:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064
File No.: TN-REO150243PUR

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Staci Bell and Anthony L. Bell	Staci Bell and Anthony L. Bell	05302001400
(Name) 1751 Wrencrest Drive	(Name) 1751 Wrencrest Drive	
(Address) Mount Juliet, TN 37122	(Address) Mount Juliet, TN 37122	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bank of America, N.A., Grantor, has this day bargained and sold, and does hereby transfer and convey unto Staci Bell and Anthony L. Bell, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 1208 Fuller Street, Old Hickory, TN 37138, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

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

(Continuation of Special Warranty Deed)

Witness our hand as of the December 15th, 2015 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

Bank of America, N.A. (BANA)

BY: _____ 12.15.15
Michael Paul Lewarchik
Assistant Vice President (AVP)

STATE of Pennsylvania

COUNTY of Allegheny

Before me, Laureen Lynn Wallace the undersigned officer, on this, the 15 day of December, 2015 personally appeared Michael Paul Lewarchik, ( ) known to me or, (✓) through production of drivers license as identification, who identified her/himself to be the AVP of BANA, 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.

Laureen Lynn Wallace 12/15/15
Laureen Lynn Wallace
Notary Public, State of Pennsylvania
Commission No.: 1208427
My Commission Expires: 02/12/2019

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

State of Pennsylvania
County of Allegheny

The actual consideration or value, whichever is greater, for this transfer is $83,620.00

Bank of America, N.A.
_____ 12.15.15
Affiant Michael Paul Lewarchik
Assistant Vice President (AVP)

Subscribed and sworn to before me this the 15th day of December, 2015.

Laureen Lynn Wallace 12/15/15
Notary Public Laureen Lynn Wallace
My Commission Expires: 02/12/2019

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

EXHIBIT "A"

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.299 ON THE PLAN OF SECTION C2,VILLAGE OF OLD HICKORY, OF RECORD IN BOOK 1835, PAGE 29, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed recorded 11/12/2015, in Instrument Number 20151112-0114689, at the Davidson County Tennessee Register's Office.

RE: 1208 Fuller Street, Old Hickory, TN 37138

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

True Copy Certification

I, Jason E. Thurber, 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 GA

County of Cobb

Personally appeared before me, Wendy G Claar, a notary public for this county and state, Jason E. Thurber who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Wendy G Claar

Notary's Signature

My Commission Expires: 3-12-18

Notary' Seal (if on paper)

