BILL GARRETT, Davidson County
Trans: T20160002836 DEEDWARRSP
Recvd: 01/12/16 10:57 4 pgs
Fees: 23.00 Taxes: 561.48
20160112-0003144

Prepared By and Return To:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064
File No.: TN-REO150252PUR

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Forever Homes, LLC	Forever Homes, LLC	058090A30100C0
(Name) 519 Glenpark Dr	(Name) 519 Glenpark Dr	
(Address) Nashville, TN 37217	(Address) Nashville, TN 37217	
(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 Forever Homes, LLC, the Grantees herein, their successors, heirs and assigns, that certain

☒ Improved ☐ unimproved real estate located at 604 Childress Crossing, Nashville, TN 37218, 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 29, 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.

BY: 12-29-15
Danielle Lynne Arrington
Assistant Vice President

State of Pennsylvania
County of Allegheny

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Danielle Lynne Arrington, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged him/her self to be the Assistant Vice President (Title of person signing) of Bank of America, N.A. (Name of Company), a National association, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said National association for the purposes therein contained.

Witness my hand and official seal, at office in Pittsburgh, Pennsylvania, this December 29, 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN JAMES GOGARTY, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES MAY 28, 2019

Steven James Gogarty 12-29-15
Notary Public Steven James Gogarty
My Commission Expires: May 28, 2019

State of Pennsylvania
County of Allegheny

The actual consideration or value, whichever is greater, for this transfer is $151,750.00.

Bank of America N.A.
12-29-15
Affiant Danielle Lynne Arrington, Assistant Vice President

Subscribed and sworn to before me this the 29th day of December, 2015.

Steven James Gogarty 12-29-15
Notary Public Steven James Gogarty
My Commission Expires: May 28, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN JAMES GOGARTY, NOTARY PUBLIC
CITY OF PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES MAY 28, 2019

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 301, on the Plan of Jordan Ridge at Eaton's Creek, Phase 11 as shown on the plan of record in Instrument Number 20100126-0006479, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO SELLER BY TRUSTEES DEED RECORDED AS INSTRUMENT NUMBER 20151204-0122219 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE

RE: 604 Childress Crossing, Nashville, TN 37218

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.