Davidson County DEEDWARRSP
Recvd: 01/27/16 09:47 4 pgs
Fees:23.00 Taxes:390.35
20160127-0007738

Commitment Number: BA1-1500019

After Recording, Send To:
Title365 / Post-Closing
420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Tennessee Executive Properties LLC, 430 Clemmons Rd., Mount Juliet, TN 37122

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04409003800

SPECIAL WARRANTY DEED

Bank of America, N.A., hereinafter grantor, of **Bank of America - REO, 60001 N. Dallas Pkwy, Addison, TX 75001**, for $105,500.00 (One Hundred Five Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Tennessee Executive Properties LLC**, hereinafter grantee, whose tax mailing address is **430 Clemmons Rd., Mount Juliet, TN 37122**, the following real property:

The land hereinafter referred to is situated in the City of Old Hickory, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section III, the Knoll of Record in Plat Book 2854, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

DERIVATION CLAUSE

Being the same property conveyed to Bank of America, N.A. by Arnold M. Weiss, as Substitute Trustee dated November 12, 2015 and recorded November 20, 2015 as Instrument Number 20151120-0117660 in the Register's Office for Davidson County, Tennessee. APN: 04409003800

Property Address is: 808 Bettie Drive, Old Hickory, TN 37138

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Executed by the undersigned on January 13th 2016:

Bank of America, N.A.

By: _____

Printed Name: Todd Gabert

Its: Assistant Vice President

STATE OF Arizona
COUNTY OF Maricopa
The foregoing instrument was acknowledged before me on 1-13- , 2016 by Todd Gabert its Assistant Vice President on behalf 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.

_____
Notary Public
Judy Holguin

JUDY HOLGUIN
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
August 20, 2019

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Arizona
County of Maricopa

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **, which amount is equal to or greater than that which the property would command at a fair and voluntary sale. **$105,500.00

Subscribed and sworn to before me

This 13th day of January, 20 16.

Affiant

Todd Gabert, AVP
Print Name

JUDY HOLGUIN
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
August 20, 2019

(Seal)

Notary Public

My commission expires:

8-20-2019

Judy Holguin
Print Name

True Copy Certification

I, Kristina Bohrn, 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 – Kristina Bohrn

State of Florida

County of Orange

Personally appeared before me, Angie Chester, a notary public for this county and state, Kristina Bohrn 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: 3/5/16

Notary' Seal (if on paper)

Notary Public State of Florida
Angela S Chester
My Commission EE 172881
Expires 03/05/2016