BILL GARRETT, Davidson County
Trans:T20160018112 DEEDWARRSP
Recvd: 03/04/16 14:35 4 pgs
Fees:23.00 Taxes:244.20
20160304-0021060

Prepared By:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

Return To:
Four Star Title LLC
2506 N Mount Juliet Rd
Mt. Juliet, TNFile No.: TN-REO160108ATN

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#16-0051

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Franklin D Newsom, II	Franklin D Newsom, II	034-03-0B-405.00
(Name) 3135 Aidan Ln	(Name) 3135 Aidan Ln	
(Address) Mt Juliet, TN 37122	(Address) Mt 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 Franklin D Newsom, II, a married man the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 405 Churchill Crossing Unit 405, Madison, TN 37115, 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 FEBRUARY 19, 2016 (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: _____
NICKI L GIES , OFFICER

State of ARIZONA

County of MARICOPA

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared NICKI L GIES, 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 OFFICER (Title of person signing) of Bank of America, N.A. (Name of Company), a BANA CORP, 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 OFFICER for the purposes therein contained.

Witness my hand and official seal, at office in CHANDLER , AZ, this 02/19/2016.

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

_____
Notary Public KELLY M SORENSON

My Commission Expires: 06/18/2019

State of TN
County of WILSON

The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

_____
Affiant

Subscribed and sworn to before me this the 26th day of February, 2016.

_____
Notary Public
My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 405, Phase 4, Building 4, on the plan of Churchill Crossing Condominiums, a Horizontal Property Regime, according to the Master Deed of record in Book 7792, page 915 and amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110 and Book 10996, page 199 and Instrument No 20050829-0103075, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 10996, page 199, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Bank of America, N.A. by Substitute Trustee's Deed recorded 01/20/2016 in Register's Instrument No. 20160120-0005627, Register's Office of Davidson County, Tennessee

RE: 405 Churchill Crossing Unit 405, Madison, TN 37115

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.