FILE NO.: BAC-08-02008

Davidson County	DEEDWARRSP
Recvd: 03/09/16 11:38	4 pgs
Fees:22.00 Taxes:0.00	
20160309-0022553	

PREPARED BY AND RETURN TO:
RUBIN LUBLIN TN, PLLC
119 S. MAIN STREET, SUITE 500
MEMPHIS, TN 38103

SPECIAL WARRANTY DEED

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108	1526 Campbell Road Goodlettsville, TN 37072	SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns c/o Michaelson, Conner, and Boul 4400 Will Rogers Parkway Suite 300 Oklahoma City, OK 73108

MAP PARCEL NUMBER: 02400004400

THIS INDENTURE, dated 10th July, 2014, between **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP** Grantor, whose address is 7105 Corporate Drive, Plano, TX 75024 and the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, his successors and assigns whose address is c/o Michaelson, Conner, and Boul, 4400 Will Rogers Parkway, Suite 300, Oklahoma City, OK 73108, Grantee.

WITNESSETH, THAT:

The Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee, its successors and assigns, the following described property, situated in Davidson County, to wit:

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO SURVEYS MADE BY GEO. WATKINS, SURVEYOR, DATED JULY 31, 1957, AND BY ARBO ENGINEERING CO., DATED APRIL 3, 1965, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF CAMPBELL ROAD, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO BERNICE L. MARTIN BY DEED FROM MUNCIE MARTIN AND WIFE, OF RECORD IN BOOK 2695, PAGE 139, REGISTER'S OFFICE FOR SAID COUNTY; THENCE LEAVING SAID ROAD NORTH 60 DEGREES EAST, PASSING THROUGH A 5-INCH SYCAMORE AND CROSSING A DRAIN, 708 FEET TO AN IRON PIN; THENCE WITH A FENCE, SOUTH 12 DEGREES EAST 267.4 FEET TO AN IRON PIN; THENCE SOUTH 60 DEGREES WEST, RE-CROSSING SAID DRAIN, 622.1 FEET TO A POINT IN THE CENTER OF SAID CAMPBELL ROAD; THENCE WITH THE CENTER OF SAID ROAD, NORTH 30 DEGREES WEST 249 FEET TO THE POINT OF BEGINNING, CONTAINING 3.81 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS

SERVICING, LP, HEREIN BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20140214-0013183, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This entity is tax exempt.

TO HAVE AND TO HOLD, the said property hereinbefore described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the Grantee, his successors and assigns, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persona claiming by, through and under the Grantor.

SUBJECT TO any Subdivision Restrictions, Building Lines and Easements, if any, of record in said Register's Office.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed THIS THE 10th DAY OF July, 2014.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

By: _____ 7/10/14 (L.S.)
Printed Name: Jay Robert Karnes
Title: Assistant Vice President (AVP)

STATE OF Pennsylvania

COUNTY OF Allegheny

Before me, Christopher J Kopp [Notary Public], of the State and County aforesaid, personally appeared Jay Robert Karnes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself/herself to be the AVP [title] of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, the within named bargainor, and that he/she as such AVP [title], executed the foregoing instrument for the purpose therein contained, by signing the name of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, by himself/herself as such .

WITNESS my hand and seal, this 10th day of July, 2014.

_____
Notary Public

My commission expires: June 27, 2016

(Notary Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J Kopp, Notary Public
South Fayette Township, Allegheny County
My Commission Expires June 27, 2016

FILE NO.: BAC-08-02008

AFFIDAVIT OF VALUE

STATE OF Pennsylvania
COUNTY OF Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is *$161,557.86, (*TAX EXEMPT GOVERNMENT ENTITY) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and seal, this 10th day of July, 2014.

7/10/14

Affiant Printed Name Jay Robert Karnes
Title: Assistant Vice President of Bank of America NA.

Subscribed and sworn to before me on
this the 10th day of July, 2014.

Notary Public
My commission expires: June 27, 2016
(Notary Seal)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christopher J Kopp, Notary Public
South Fayette Township, Allegheny County
My Commission Expires June 27, 2016

True Copy Certification

I, Jeff Horn, 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 Georgia

County of Gwinnett

Personally appeared before me, Courtni Diggins, a Notary Public for this county and state, Jeff Horn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MAR 0 8 2016
Date

Notary's Signature

My Commission Expires: 11·15·19
Notary' Seal (if on paper)

COURTNI DIGGINS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES Nov. 15, 2019