BILL GARRETT, Davidson County
Trans:T20160039949 DEEDWARRSP
Recvd: 05/13/16 08:35 3 pgs
Fees:18.00 Taxes:619.59

20160513-0047691

After Recording Return To: n/a
Homestead Title
405 Two Mile Pike, Ste F
Goodlettsville TN 37072

File Reference#: 10143TN

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
186 04 0B 023.00CO

SPECIAL WARRANTY DEED

(the property being conveyed herein was foreclosure property)

New Owner/ Property Being Conveyed
Forever Homes, LLC
519 Glenpark Drive
Nashville TN 37217

Send Tax Bills To:
New Owner
519 Glenpark Dr.
Nashville, TN 37217
Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 18th day of April, 2016, between BANK OF AMERICA, N.A., with a business address of 7105 Corporate Drive, Plano TX 75024 ("**GRANTOR**"), and FOREVER HOMES, LLC, with a business address of at 519 Glenpark Drive, Nashville TN 37217, ("**GRANTEE**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grants, bargains, sells and conveys unto Grantee the following described premises of real property, to wit:

SITUATED IN DAVIDSON COUNTY, TENNESSEE AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 23 ON THE FINAL PLAT OF BURKITT PLACE, PHASE 2C, A CLUSTER LOT SUBDIVISION, BURKITT PLACE PUD BOUNDARY PLAT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE OF BURKITT PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A PUD, AS OF RECORD IN INSTRUMENT NO. 20070207-0016043 AND AMENDED IN INSTRUMENT NO. 20070208-0016738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET

FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF BURKITT PLACE, PHASE 2C, A CLUSTER LOT SUBDIVISION, BURKITT PLACE PUD, OF RECORD IN INSTRUMENT NO. 20070125-0010028, CORRECTED IN INSTRUMENT NO. 20070214-0018953, AND AS SET OUT ON EXHIBIT "B" TO THE AMENDMENT TO THE DECLARATION, OF RECORD IN INSTRUMENT NO. 20070208-0016738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

SUBJECT TO ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON.

FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. BY SUBSTITUTE TRUSTEE'S DEED RECORDED 03/14/2016 AS INSTRUMENT NUMBER 20160314-0023758, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 7844 Kemberton Drive W, Nolensville, TN 37135

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

BANK OF AMERICA, N.A.

By: [signature] 4-18-16

Printed Name: Cory Donovan Klapperich

Title: Assistant Vice President
Authorized Agent

STATE OF Arizona }
COUNTY OF Maricopa }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cory Donovan Klapperich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Assistant Vice President [title] of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of April, 2016.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $167,457.00.

Bank of America, N.A.
[signature] 4-18-16
Affiant Cory Donovan Klapperich
Assistant Vice President

Subscribed and sworn to before me this 18th day of April, 2016.

[signature] 4.18.16
NOTARY PUBLIC Shawna Heidi Flores

My Commission Expires: 10.1.2019

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

SHAWNA HEIDI FLORES
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
October 1, 2019

TAI