Record & Send To

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

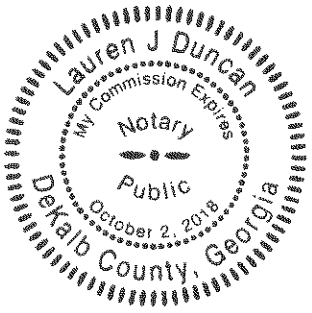
State of Georgia
County of Gwinnett

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred, whichever is greater is $91,350.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Brittney Beckom
Affiant

Subscribed and Sworn to before me this _____ day of _____

Notary Public
My Commission Expires: (Affix Seal)



Davidson County **DEEDWARRSP**
Recvd: 06/07/16 14:04 **3 pgs**
Fees:18.00 Taxes:338.00
20160607-0057433

TN-16050003S

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Magdi Rezkallah, a married man 158 Seven Springs Dr Mount Juliet, TN 37122	3947 PHEASANT DRIVE Nashville, TN 37218	Magdi Rezkallah, a married man 158 Seven Springs Dr Mount Juliet, TN 37122

MAP PARCEL NO.: 05913000500

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

BANK OF AMERICA, NA

Whose Address is 7105 Corporate Drive, Plano, TX 75024

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

MAGDI REZKALLAH, A MARRIED MAN

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2016 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, Bank of America, NA, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 25 day of May, 2016.

Bank of America, N.A. (BANA)

5-25-16 [SEAL]

By: Maria Melissa Mallow
Printed Name
Title: Assistant Vice President (AVP)

State of Arizona
County of Maricopa

Before me, Deborah King, of the state and county mentioned, personally appeared Maria Melissa Mallow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the AVP of BANA, the within named bargainor, a corporation, and that he/she/they as such AVP, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Maria Melissa Mallow as AVP.

Witness my hand and seal, at office, this 25 day of May, 2016.

Deborah King 5/25/16
Notary Public Deborah King
My Commission Expires: August 7, 2016

DEBORAH KING
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 7 2016

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 16 ON THE PLAN OF TREPPARD HEIGHTS, SECTION 7, OF RECORD IN BOOK 2900, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 16, WHICH IS A CORNER LOT, FRONTS 107.27 FEET ON THE WESTERLY MARGIN OF PHEASANT DRIVE AND FRONTS 293.00 FEET ON THE SOUTHERLY LINE OF SAID LOT, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.17 FEET AND EXTENDS BACK 315.1 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 126.2 FEET THEREON.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A., HEREIN, BY SUBSTITUTE TRUSTEE'S DEED OF RECORD AS INSTRUMENT NO. 20140227-0016902 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D Page 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: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019