Davidson County DEEDWARRSP
Recvd: 07/18/16 08:40 4 pgs
Fees:23.00 Taxes:421.43
20160718-0073205

After Recording Return To:
Novare National Settlement Service, LLC
25400 US Hwy 19N, Ste 263
Clearwater, FL 33763

File Reference#: 10808TN

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

Map & Parcel:
052 03 0 104.00

SPECIAL WARRANTY DEED

(the property being conveyed herein was foreclosure property)

New Owner/ Property Being Conveyed
Eugene Kamarasy
P.O. Box 31
Brentwood, TN
37024-0031

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 27 day of June, 2016, between BANK OF AMERICA, N.A., with a business address of ~~7150~~ 7105 Corporate Dr., Plano, TX 75024 ("**GRANTOR**"), and EUGENE KAMARASY, residing at 906 Ward Street, Nashville, TN 37207, ("**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:

BEING LOT NO.16 OF BLOCK "B" ON THE MAP OF HOME ACRES, NOT OF RECORD, BEING A REVISION OF THE FIRST SUBDIVISION ON THE 11TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE OF THE PROPERTY OF THE LAYMAN FOUNDATION AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF CENTER STREET, AT THE CORNER OF LOTS NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 225 FEET TO A POINT AT THE CORNER OF SAID LOTS NOS. 12 AND 13; THENCE WITH THE LINE BETWEEN LOTS NOS. 12 AND 16, SOUTHERLY 100 FEET TO THE CORNER OF SAID LOTS AND LOTS NOS. 11 AND 17; THENCE WITH THE LINE BETWEEN LOTS NOS. 16 AND 17, EASTERLY 225 TO THE WESTERLY MARGIN OF CENTER STREET; THENCE WITH MARGIN OF SAME, NORTHERLY 100 FEET TO THE BEGINNING.

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. BY SUCCESSOR TRUSTEE'S DEED RECORDED 05/05/2016 AS INSTRUMENT NUMBER 20160505-0044278 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 608 Center Street, Madison, TN 37115

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.

Signature page to follow

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

BANK OF AMERICA, N.A.

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

By: Monja Melissa Mellor 6-27-16

Printed Name: Monja Melissa Mellor

Title: Assistant Vice President (AVP)
Authorized Agent

STATE OF Arizona }
COUNTY OF Maricopa }

On this 27 day of June, 2016, before me personally appeared Monja Melissa Mellor who is the AVP of BANK OF AMERICA, N.A., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed, not individually but on behalf of the Grantor herein.

6.27.16
NOTARY PUBLIC
Shawna Heidi Flores

My Commission Expires: 10.1.19

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $113,900.00.

State of Arizona County of Maricopa

Bank of America, N.A.

Monja Mellor 6-27-16
Affiant Monja Melissa Mellor
Assistant Vice President (AVP)

Subscribed and sworn to before me this 27 day of June, 2016.

6.27.16
NOTARY PUBLIC Shawna Heidi Flores

My Commission Expires: 10.1.19

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

Tennessee Certification of Electronic Document

I, Amy Small , 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 Florida

County of Pinellas

Personally appeared before me, Jennifer Kirk , a notary public for this county and
Notary's Name
state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 3/20/17

NOTARY'S SEAL

JENNIFER KIRK
Commission # FF 004259
Expires March 20, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).