16-1-325

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This Instrument Prepared By:
Land Title South Inc.
3326 Aspen Grove Drive, Ste 400
Franklin, Tennessee 37067

ADDRESS OF NEW OWNERS:
Premier Single Family Homes, LLC
419 Canterbury Rise
Franklin, TN 37067

SEND TAX STATEMENTS TO:
Premier Single Family Homes, LLC
419 Canterbury Rise
Franklin, TN 37067

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bank of America, NA,** hereinafter called the GRANTOR, has bargained and sold by these presents does transfer and convey unto **Premier Single Family Homes, LLC a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 33, on the plan of Rosewood Estates, Section 1, of record in Book 4955, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bank of America, N.A. by Successor Trustee's Deed from Robert S. Coleman, Jr., successor trustee, dated May 5, 2016, recorded May 10, 2016, of record in Instrument No. 20160510-0046217, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Calvin B. Beaudion, unmarried by Warranty Deed from Gheorge Atanasiu and Irina B. Atanasiu, husband and wife, dated September 29, 2006, recorded October 10, 2006, of record in Instrument No. 20061010-0125937, Register's Office for Davidson County, Tennessee.

Map and Parcel—119-06 0 275.00

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE**.

Whenever used, the singular number shall include the plural and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160061226 DEEDWARRSP
Recvd: 07/18/16 09:49 2 pgs
Fees:13.00 Taxes:623.45
20160718-0073308

10 Peachtree Street Nashville, TN 37210 - SWD

Witness my hand on this the 11 day of July, 2016.

Bank of America, NA (BANA)

By: _____ 7/11/2016
Holly M Oldham
Assistant Vice President (AVP)

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, Holly M Oldham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a AVP of BANA and is authorized to execute this instrument on behalf of BANA

Witness my hand and official seal on this the 11 day of July, 2016.

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

_____ 7.11.16
Notary Public
Shawna Heidi Flores
My Commission Expires: 10.1.19

STATE OF Arizona
COUNTY OF Maricopa

The actual value or consideration, whichever is greater, for this transfer is $168,500.00

Sworn to and subscribed before me, on this the 11 day of July, 2016.

_____ 7.11.16
Notary Public
Shawna Heidi Flores
My Commission Expires: 10.1.19

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