BILL GARRETT, Davidson County
Trans:T20160097420 DEEDQC
Recvd: 11/03/16 11:35 10 pgs
Fees:53.00 Taxes:542.05
20161103-0116460

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $146,500.00

AFFIANT

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/2/2018

Commitment Number: 160261089

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
JINGPING XIE and wife, **SHENGLAN LIU**, 676 MCPHERSON DR, NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 142-15-0-065.00

QUITCLAIM DEED

Bank of America, N.A., whose mailing address is **2505 W. Chandler Blvd., Chandler, AZ 85224**, hereinafter grantor, for $146,500.00 (One Hundred Forty Six Thousand Five Hundred Dollars and Zero Cents) in consideration paid, quitclaims to **JINGPING XIE** and wife, **SHENGLAN LIU**, hereinafter grantees, whose tax mailing address is **676 MCPHERSON DR, NASHVILLE, TN 37221**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS; LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 24, HARPETH VALLEY PARK, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGES 93 AND 94, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IN HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
Property Address is: 676 MCPHERSON DR, NASHVILLE, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20161003-0104176 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142-15-0-065.00

Executed by the undersigned on October 19th, 2016:

Bank of America, N.A.

By: Rebekah Matthews 10-19-16

Name: Rebekah Marie Mathews

Its: Assistant Vice President

STATE OF Arizona
COUNTY OF Maricopa
The foregoing instrument was acknowledged before me on October 19th, 2016 by Rebekah Marie Mathews its Assistant Vice President on behalf of **Bank of America, N.A.** who has produced driver license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

10.19.16
Notary Public
Shawna Heidi Flores

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

AFFIDAVIT CERTIFYING COPY OF CERTIFICATE OF ASSISTANT SECRETARY

STATE OF Pennsylvania
COUNTY OF Allegheny

BEFORE ME an officer authorized to take oaths, this day personally appeared Christine Costamagna of Bank of America, N.A., who, being first duly sworn deposes and says:

I, Christine Costamagna, if called to testify in this matter would testify under oath and to the extent of my personal knowledge, based upon a review of the books and records kept in the regular course of business at Bank of America, N.A. ("BANA") concerning the following:

1. My name is Christine Costamagna and I am over 18 years of age and am competent to testify to the matters below.

2. I am an employee of BANA. My current job title at BANA is Senior Vice President and Assistant Secretary. I am authorized to sign this affidavit on behalf of BANA, as an officer of BANA.

3. Some of the information in this affidavit is taken from BANA's business records. I have personal knowledge of BANA's procedures for creating and maintaining these records. Such business records are: (a) made at or near the time of the occurrence of the matters set forth therein by persons with personal knowledge of the information in the business record, or from information transmitted by persons with personal knowledge; and (b) kept in the course of BANA's regularly conducted business activities. It is the regular practice of BANA to make such records.

4. Attached hereto as Exhibit 1 is a true and correct copy of my Certificate of Assistant Secretary dated as this 13th day of September, 2016, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 9/13/16

Christine Costamagna
Affiant's Signature

Christine Costamagna
Affiant's Name

SVP & Assistant Secretary
Affiant's Title

SWORN TO and subscribed before me this ___ day of _____, 20____, by _____, as an _____ of Bank of America, N.A. He/she ( ) is personally known to me or ( ) produced _____ as identification. See attached form

_____
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 13th day of September, 2016, by Christine Costamagna, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SUSAN ANN SCALETTI
COMM. # 2034447
NOTARY PUBLIC • CALIFORNIA
SAN FRANCISCO COUNTY
My Commission Expires
August 19, 2017

(Seal)

Signature Susan Ann Scaletti

Exhibit A

[CERTIFICATE OF ASSISTANT SECRETARY]

[attached hereto]

CERTIFICATE OF ASSISTANT SECRETARY
OF
BANK OF AMERICA, NATIONAL ASSOCIATION
a national banking association

The undersigned, a duly appointed and acting Assistant Secretary of Bank of America, National Association (the "Association"), a national banking association organized and existing under the laws of the United States of America and having its principal place of business in the City of Charlotte, County of Mecklenburg, State of North Carolina, does hereby certify that:

1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

> **Section 5.2. Execution of Instruments.** All indentures, mortgages, deeds, conveyances, contracts, notes, loan documents, letters of credit, master agreements, swap agreements, guarantees, discharges, releases, satisfactions, settlements, affidavits, bonds, undertakings, powers of attorney, and other instruments or contracts may be signed, executed, acknowledged, verified, attested, delivered or accepted on behalf of the Association by the Chairman of the Board, the Chief Executive Officer, the President, any Vice Chairman of the Board, any Division President, any Managing Director, any Director (as described in Section 4.7 of these Bylaws), any Principal, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Officer, or any individual who is listed on the Association's personnel records in a position equal to any of the aforementioned officer positions, or such other officers, employees or agents as the Board of Directors, the Chief Executive Officer or any officer reporting directly to the Chief Executive Officer may direct in a written delegation kept in the minute book of the Association. The provisions of this Section 5.2 are supplementary to any other provision of these Bylaws and shall not be construed to authorize execution of instruments otherwise dictated by law.

2. Each of the individuals named on Exhibit A attached hereto is a duly elected or appointed and acting officer of the Association holding the title of **Assistant Vice President**.

IN WITNESS WHEREOF, I have hereunto signed my name on this 13th day of September, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: Christine Costamagna

Christine Costamagna
Assistant Secretary

EXHIBIT A

FORECLOSURE SERVICES DOCUMENT EXECUTION
ASSISTANT VICE PRESIDENTS

Agnew, Melanie Anne
Ali, Shamim
Allred, Ann Louise
Ayala, Wilfredo
Banda, Jamie Gonzales
Banks, Caressa Jenice
Barry, Darlene Jeannette
Begum, Suhala
Bell, Carolyne Wanjiku
Bolds, Rickey Trent
Bowling, Karen Marie
Braby, Sherry LaSha
Bratton, Teylore Laurice
Brewer, Julie Ann
Briceno, Andrea Janay
Bryan, Sandra Leyda
Bush, Michael A.
Cabanayan, Annie Serquina
Canastillo, Melba Barraza
Candelaria, Alma N.
Carmody, Gabrielle Lynn
Carmona, Elvia
Carrillo, Matthew Caleb
Case, Laurie Michelle
Chartrand, Erica Ashley
Chorney, Lori Diane
Clark, Amber Johnae
Cramer, Caryn Elaine
Crane, Jeremy Jerome
Cruz, Kimberly Marie
Davis, Nicole J.
Davis, Sherry Dvon
DeBarros, Kimberly Nicole
Dennison, Evelyn Delores
Dennison, Kevin Vaughn
Dockery, Brittany Marie
Edwards, Carmeka Yushay
Farkash, Patricia Ann
Fisher, Jared Robert
Flannigan, Jonathan Glenn
Flood, Joseph F.
Francois, Regina Irving
Fuentes, Andra Robledo
Galante, Carolin
Ganison, DeKendrick Kavon
Ganison, Everly Jasmin
Garcia, Marcela
Garcia, Marco Antonio
Garcia, Sylvia C.
Garcia, Yanira Izel
Gibson, Janice R.
Gleason, Frances Cherrise
Goff, Maria Luz
Gomez Kponton, Arlette Akouyo
Good, Kevin James
Griffin,Verlina Ann
Guardado, Margarita
Guerrero, Myra P.
Guillen, Denise Jordan
Hernando, Sonia Iliana
Hill, Sharon Jean
Holguin, Judy Lee
Holt, Brian Benjamin
Humphrys, Emily Marie
Hushagen, Jeffrey Tyler
Ingram, Angie A. A.
Isaac, Ashley Marie
Iskierski, Denise Wall
Jackson, Adrian Lawrence
Jackson, Colette
Jameson Jr., Michael Lawrence
Jauregui, Karla Juliet
Johnson-Rieger, Andria D.
Johnson, JaNell LaTrice
Johnson, Jennifer Mae
Johnson, Stephen Allen
Joseph, Chasity Sharrell
Keith-Tuttle, Elissa
Kerns, Kevin C.
Khamisani, Amna
Klapperich, Cory Donovan
Kobylarek, Kelly Kathleen
Kolomitz, Mandi L. J.
Koons, Karen Elaine
Kraft, Kayla Jo
Lajza, Jane Marie
Landin, Lucinda
Landry, Caroline Palacio
Lansiquot, Siddhartha
Laughlin, Bobbi Gaye
Leach Jr., Kip David
Letham, Amy D.
Lewis Jr., Calvin
Lowden, Lisa Ann
Lyon, Christiny A.
Maggitt, Kenyetta Devon
Mallow, Monja Melissa
Manning, Shannon Annette
Marks, Christine Lynn
Marquez, Ronald Romeo
Marsh, Lorene Alford
Marsh, Shay Denise
Mathews, Rebekah Marie
McDowell, Sabrina Allene
McGinnis, Brent Travis
Messmer, Anne Carter
Mitchell, Yasmin Y.
Montano, Victoria A.
Moore, Tametka Renea
Morgan, Courtney Alice
Morua, Norma Marie
Navarro, Liliana R.
Neff, Tamar Jewel Lillian
Nunez, Alberto Feria
Nunez, Angela Marie
Nunn, Sanetrick Darnell
Ohara, Maureen J.
Okolita, Marlene V.
Oldham, Holly M.
Ortega, Wanda Lucy
Outman, Robert Leon
Pack, Judy Smith
Pena, Angie Graciela
Pham, Luan
Pham, TU-UYEN NU
Pilgrim, Sabrina Elyse
Pittman, Lori Denise
Quahi, Cathreen Renee
Quesada, Nicholas Ryan
Ramos-Leyva, Yanneth
Rhodes, Regina Lenale
Robinson, Gloria
Robinson, Michele Renae
Rodriguez, John Carlos
Rogers, Frederick C.
Rogers, Shaun Jermaine
Rougeau, Essie Malone
Ruiz De La Torre, Artemio

Salazar, Brenda Aracely
Samuels, Ariel Mercedes
Sanchez, Dianna M.
Sanders, Chatanya Joyce
Santana, Christina L.
Schwartz, Abril
Sed, Asli Olad
Segui, Elsa Rebeca
Sevier, Wendy Covarrubias
Sharko, Lupita
Shears II, Clayton
Shehata, Jamie Leora
Sin, Sorn
Solano, Michael
Sorenson, Kelly Marie
Spiller, Adriel J.
Spiller, Roderick R.
Sulcer, Emily Lynn
Swink, Scott Edward
Tabish, Jennifer June
Thomas, Duane Wells
Thomas, Tramelle Martise
Thompson, Kelly Marie
Thompson, Ronald Allen
Tooks, Suprena Lanell
Ussery, Glenda Faye
Valenzuela, Michelle Jennifer
Vore, Christine Eliza
Walker, Gricel E.
Walker, Lisa Martin
Walter, Rachael Dawn
Washington, Symeon Sjolund
Wheaton, Odis James
White, Kristin Elizabeth
Wiley Jr., Dossey C.
Williams, Nichole Renee
Wilson, Alicia J.
Wilson III, Lewis
Wood, Christopher Scott
Woody, Michael Bruce

CERTIFICATE OF ASSISTANT SECRETARY
OF
BANK OF AMERICA, NATIONAL ASSOCIATION
a national banking association

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2. The following persons have been duly elected or appointed and have duly qualified as officers of the Association and they hold the office set forth opposite their names:

Name	Title
Rebecca Lynn Dillavou	Vice President
Melanie D'lin Horton	Vice President
Nicolle E. King	Vice President
Daniel Gregory Moreno	Vice President

Robbin Karen Wakimoto Vice President

IN WITNESS WHEREOF, I have hereunto signed my name on this 13th day of September, 2016.

BANK OF AMERICA, NATIONAL ASSOCIATION

By: Christine Costamagna

Christine Costamagna
Assistant Secretary