Davidson County DEEDWARRSP
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20170117-0004678

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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:
Secretary of Housing & Urban Development, its Successors and Assigns, C/O Information Systems Networks Corp., Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
175040A07300

SPECIAL WARRANTY DEED

Bank of America, N.A., hereinafter grantor, whose tax-mailing address is **7105 Corporate Drive, Plano, TX 75024**, for $ **50** (**50 Dollars** and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Secretary of Housing & Urban Development, its Successors and Assigns**, hereinafter grantee, whose tax mailing address is **C/O Information Systems Networks Corp., Shepherd Mall Office Complex, 2401 NW 23rd Street, Suite 1D, Oklahoma City, OK 73107**, the following real property:

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows: A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Land in Davidson County, Tennessee, being all of Unit No. 27A, on the Plan of Park Place Subdivision, Phase Two, A Planned Unit Development and A Horizontal Property Regime (Private Element), as described in a Master Deed of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-

0095634 and re-recorded in Instrument No. 20030915-0134956, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

This property is subject to: 2007 Real property taxes and every year thereafter; Master Deed and By-Laws of record in Instrument No. 20010214- 0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634 and re-recorded in Instrument No. 20030915-0134956; Deed of Easement for Sanitary Sewer and Drainage of record in Book 11491, Page 719 and in Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; All matters on the plat of record in Instrument No. 20020530-0065765; all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CASSANDRA D. ALLEN, UNMARRIED by deed from LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION of record in Instrument 200705220060835 on 05/18/2007 and filed for record on 05/22/2007, Register's Office for DAVIDSON County.

APN: 175040A07300

Property Address is: 4602 Banff Park Court, Unit 27A, Antioch, TN 37013

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Grantor warrants against all lawful claims of any person, claiming by, through or under grantor, but against no others.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Substitute Trustee's Deed, recorded at 20160621-0062775 in the Register's Office of Davidson County, Tennessee.

Executed by the undersigned on August 3, 2016:

Bank of America, N.A.

By: 8/03/2016

Printed Name: Christine Lynn Marks

Its: Assistant vice President

STATE of Arizona

COUNTY of Maricopa

Before me, Deborah King, (insert name of notary) the undersigned officer, on this, the 3 day of August, 2016, personally appeared Christine Lynn Marks, (insert name of signer) known to me or, through production of Az Drivers License as identification, who identified her/himself to be the Assistant vice President of **Bank of America, N.A.**, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

(seal)

Deborah King 8/3/16

(Type or print name below signature)

Deborah King

Notary Public, State of Arizona

Commission No.: 513017

My Commission Expires: August 6, 2020

DEBORAH KING
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 6, 2020

Maximum principal indebtedness for Tennessee recording tax purposes is $1.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Arizona
County of Maricopa

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $34,175.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3 day of August, 2016.

Bank of America N.A.
8/03/2016
Affiant Assistant Vice President

Christina Lynn Marks
Print Name

DEBORAH KING
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 6, 2020

(Seal)

Deborah King 8/3/16
Notary Public

My commission expires:

August 6, 2020

Deborah King
Print Name

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 6th day of July, 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
Anderson, Mandi Leanne Jane
Ayala, Wilfredo
Banda, Jamie Gonzales
Banks, Caressa Jenice
Barry, Darlene Jeannette
Begum, Suhala
Bell, Carolyne Wanjiku
Bolds, Rickey Trent
Bowes, Richard Michael
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
Fitts, Michael D.
Flannigan, Jonathan Glenn
Flood, Joseph F.
Francois, Regina Irving
Fuentes, Andra Robledo
Gaire, Rajan
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
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
Medlock, Jordan Todd
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.
Sargent, Jonathan Charles
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

True Copy Certification

I, Grant Settlemire, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Mark Bauwin, a notary public for this county and state, Grant Settlemire 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: 12/14/2019

Notary's Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARK BAUWIN
Notary Public
CORAOPOLIS BORO, ALLEGHENY COUNTY
My Commission Expires Dec 14, 2019