WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2754

This instrument prepared by:
Viridiana Adame, BC LAW
1181 CALIFORNIA AVE STE #185
CORONA, CA 92881

Karen Y Johnson Davidson County
Batch# 156256 DEEDWARRSP
11/02/2018 02:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20181102-0108929

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TERRY SURGENER AND SHAUN SURGENER	**TERRY SURGENER AND SHAUN SURGENER**	**143020A03800C0**
604 CHESIRE CIRCLE	**604 CHESIRE CIRCLE**	
FRANKLIN, TN 37069	**FRANKLIN, TN 37069**	

FOR AND IN CONSIDERATION of **$305,000.00,** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BANK OF AMERICA, N.A.,** has/have this day bargained and sold, and do hereby transfer and convey unto the said **TERRY SURGENER AND SHAUN SURGENER, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

BEING LOT NO. 38 ON THE PLAN OF HARPETH TRACE ESTATES, SECTION THREE AS OF RECORD IN PLAT BOOK 5200, PAGES 751, 752 AND 753, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N.A. FROM DONNA SUTTON GILMER and JAMES GILMER JR. IN A DEED DATED JUNE 22, 2018 AND RECORDED AUGUST 7, 2018 AS INSTRUMENT NO. 20180807-0077690.

Property known as: **513 HARPETH TRACE DRIVE, NASHVILLE, TN 37221.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

This Instrument executed on behalf of Bank of American, N.A., by Reverse Mortgage Solutions, Inc., pursuant to the Power of Attorney of record in Instrument Number
_____201811020108927_____, Register's Office for Davidson County, Tennessee

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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

[REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

Witness our hand this 17 day of Aug, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BANK OF AMERICA, N.A.
by REVERSE MORTGAGE SOLUTIONS, INC., as attorney in fact

By: _____

Name: Xochitl Martinez, ~~Assistant Vice President~~

Title: _____

STATE OF TX)
COUNTY OF Harris)

The foregoing instrument was acknowledged before me this 17 day of Aug 2018, 20____, by Xochitl Martinez, who is personally known to me (or satisfactorily proven) to be the AVP of REVERSE MORTGAGE SOLUTIONS, INC., as attorney in fact for BANK OF AMERICA, N.A., the Grantor herein, and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

KAREN MAPLES
Notary Public, State of Texas
Comm. Expires 05-01-2021
Notary ID 129408023

Karen Maples
Notary Public

My Commission Expires: May 1 2021

I/WE hereby swear or affirm that actual consideration for this transfer or the value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Terry Surgener
Affiant: TERRY SURGENER

Shaun Surgener by Terry Surgener Attorney in Fact
Affiant: SHAUN SURGENER
By Terry Surgener as his Attorney in Fact

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn before me this 26 day of October, 2018 by Terry Surgener and Shaun Surgener, by Terry Surgener as his Attorney in Fact

(seal)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-20

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

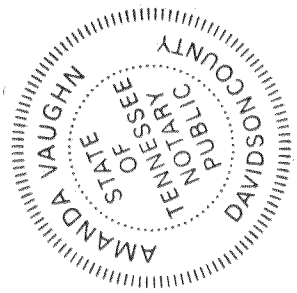
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)