Karen Johnson Davidson County
Batch# 345926 DEEDWARRSP
01/21/2020 02:46:30 PM 5 pgs
Fees: $28.00 Taxes: $553.62
20200121-0007453

File Number: DS7151-19000223

After Recording, Send To:
Signature Title, Services 640 Broadmor Blvd #100 Murfreesboro TN 37129

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:
Luis Molina, 5057 Colemont Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 01 0 077.00

SPECIAL WARRANTY DEED

Bank of America N.A., hereinafter grantor, whose tax-mailing address is **7105 Corporate Dr. Plano, TX 75024**, for $149,625.00 (One Hundred Forty Nine Thousand Six Hundred Twenty Five Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Luis Molina**, hereinafter grantee, whose tax mailing address is **5057 Colemont Dr., Antioch, TN 37013**, the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Edge-O-Lake Subdivision, Section 3, as of record in Book 3600, Page 82, Register's Office for Davidson County, Tennessee, to which 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 Marinosci Law Group, P.C., Successor Trustee, dated July 23, 2019, of record in Instrument No. 20190723-0072259, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Davidson 209 Whorley Trust, Evette Savage Trustee, by Quitclaim Deed from David H. and Carol E. Hilderbrand, dated August 6, 2018,

of record in Instrument No. 20181211-0120698, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David H. Hilderbrand and wife, Carol E. Hilderbrand, by Quitclaim Deed from Victor Hazelwood, Trustee, dated August 4, 2000, of record in Instrument No. 200008210082285, Register's Office for Davidson County, Tennessee.

Property Address is: 209 Whorley Dr., Nashville, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 201907230072259 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150 01 0 077.00

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.

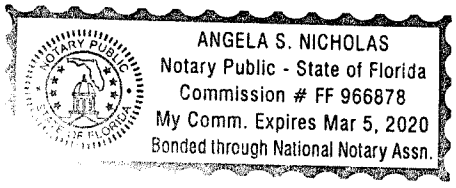
Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through, from, or under the Grantor and no others whatsoever.

Executed by the undersigned on December 4, 2019:

Title365 Company as Attorney-in-Fact for Bank of America, N.A.
Signature: _____ 12-4-19
Full Legal Name: Kristina Bohrn
Title: Deed Manager
Employer: Title365 Company

STATE OF Florida
COUNTY OF Orange
The foregoing instrument was acknowledged before me on December 4, 2019 by **Kristina Bohrn** its **Deed Manager** on behalf of **Title365 Company as Attorney-in-Fact for Bank of America, N.A.** who has produced Driver's 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.

_____ 12-4-19
Notary Public
Angela S. Nicholas Exp: 3/5/20



Maximum principal indebtedness for Tennessee recording tax purposes is $149,625.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Florida
County of Orange

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $149,625.00, 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 4 day of December, 20 19.

Affiant 12-4-19

Kristina Bohrn
Print Name

(Seal)

Notary Public 12-4-19

My commission expires:

3/5/20

Angela S. Nicholas
Print Name

ANGELA S. NICHOLAS
Notary Public - State of Florida
Commission # FF 966878
My Comm. Expires Mar 5, 2020
Bonded through National Notary Assn.

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

