

This Instrument Prepared by:  
Albertelli Law  
Ashley Butler  
5404 Cypress Center Drive, Suite 300  
Tampa, FL 33609  
Our File Number: TPA15-04040  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number: 000007428910223I05

**SPECIAL WARRANTY DEED**

*\$137,500.*

**This Special Warranty Deed**, made this 30 day of November, 2015, between **Bank of America, N.A.**, having its place of business at **7105 CORPORATE DRIVE, PLANO, TX 75024**, there by called the grantor,

to **Ken Smith, a married man**, whose Post Office address is: **3520 Thomasville Road, Tallahassee, FL 32309**, hereinafter called the grantee,

**WITNESSETH:** That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in Wakulla County, Florida, viz:

Lot 5, Block I, Songbird Subdivision Phase II, a subdivision as per map or plat thereof recorded in Plat Book 3, at Page 113, of the Public Records of Wakulla County, Florida

**Property address: 19 Sparrow Path, Crawfordville, FL 32327**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
**TO HAVE AND TO HOLD** the same in fee simple forever.

**GRANTORS WILL WARRANT AND** the said party of the first part does hereby covenant with the said party of the second part that, except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

(wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

**IN WITNESS WHEREOF**, the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

**\*SEE ATTACHED EXHIBIT(S)**

Signed, sealed and delivered  
in the presence of:

[Signature] 11-30-15  
Witness signature

Danielle Lynne Brington  
Print witness name

[Signature] 11-30-15  
Witness signature

Jacquelene Woods  
Print witness name

State of Pennsylvania  
County of Allegheny

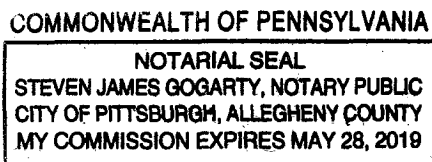
The foregoing instrument was acknowledged before me this 30 day of November, 2015, by Michael D. Heath, as AVP of Bank of America, N.A., on behalf of the company. He is personally known to me or who has produced Drivers License as identification.

[Signature] 11-30-15  
Notary Public

Steven James Gogarty  
Print Notary Name

My Commission Expires: May 28, 2019

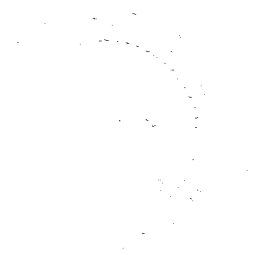
Notary Seal



Bank of America, N.A.

By: [Signature] 11/30/15  
Print Name: Michael D. Heath  
Title: Assistant Vice President (AVP)

(Corporate Seal)



Unofficial Copy

EXHIBIT AAFFIDAVIT CERTIFYING COPY OF  
CERTIFICATE OF ASSISTANT SECRETARYSTATE OF Pennsylvania  
COUNTY OF AlleghenyBEFORE 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 9<sup>th</sup> day of November, 2015, certifying the appointing certain officers to their offices of BANA.

FURTHER AFFIANT SAYETH NOT.

DATED: 11/10/15Christine Costamagna  
Affiant's SignatureChristine Costamagna  
Affiant's NameSVP and Assistant Secretary  
Affiant's Title

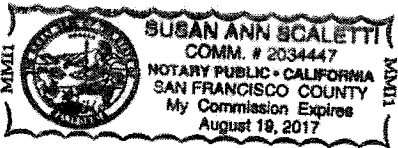
SWORN TO and subscribed before me this \_\_\_\_ day of \_\_\_\_, 20\_\_, by

\_\_\_\_, as an \_\_\_\_ of Bank of  
America, N.A. He/she ( ) is personally known to me or ( ) produced \_\_\_\_ as  
identification. see attached\_\_\_\_\_  
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 10th day of November, 2015,  
by Christine Costamagna, proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Susan Ann Scaletti

Unofficial Copy

**Exhibit A**

[CERTIFICATE OF ASSISTANT SECRETARY]

*[attached hereto]*

Unofficial Copy

**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:

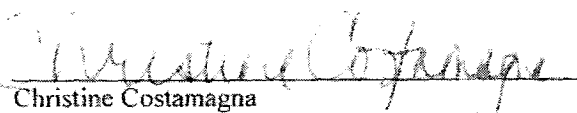
1. The following is a true and complete copy of an excerpt from the Bylaws of the Association, and the same is in full force and effect as of the date hereof:

**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 9<sup>th</sup> day of November, 2015.

BANK OF AMERICA, NATIONAL ASSOCIATION

By   
Christine Costamagna  
Assistant Secretary

## EXHIBIT A

**FORECLOSURE SERVICES DOCUMENT EXECUTION  
ASSISTANT VICE PRESIDENTS**

Abbott, Marquita LaRae	Connolly, Mary F.	Gibson, Janice R.
Adams, Misty Ann	Coulehan, Megan Nicole	Gleason, Frances Cherrie
Adragna, Jacklyn Ann	Cramer, Caryn Elaine	Goff, Marie Luz
Agnew, Melanie Anne	Crane, Jeremy Jerome	Gogarty, Steven James
Ali, Shamim	Cruz, Kimberly Marie	Gomez Kponton, Arlette Akouyo
Altieri, Aimie Christine	Davis, Sherry D.	Gonzalez-Weikel, Lucy Lynn
Anderson, Becky Lynn	DeBarros, Kimberly Nicole	Graziani, Rosemarie
Anderson, Jason Richmond	Dennison, Evelyn Delores	Griffin, Verlina Ann
Armbruster, Elysha James	Dennison, Kevin Vaughn	Guardado, Margarita
Arrington, Danielle Lynne	Devita, Timothy James	Guerrero, Myra P.
Augoustidis, Jackie Lyn	Dilla, Paul Michael	Guillen, Denise Jordan
Ayala, Wilfredo	DiMonte, Joseph R.	Hassett, Benjamin Walter
Azeem, Milton P.	Divecchio Jr., Gino	Havrilla-Spak, Kristen
Banda, Jamie Gonzales	Dockery, Brittany Marie	Heath, Michael D.
Banks, Caressa Jenice	Dolanch, Tyler J.	Hernandez, Celia Regina
Barry, Darlene Jeannette	Donovan, Lisa Maria	Hernando, Sonia Iliana
Beatty, Gloria Ann	Dowdell, Lateef Issa	Hillberry, Johnny Richard
Begum, Suhala	Eckert, Whitney E.	Hillberry, Katelin Marie
Bell, Carolyn Wanjiku	Edwards, Carmeka Yushay	Hillman, Brittany
Biggs, Paula R.	Egan, Katherine M.	Hirak, Adam Michael
Bluemle, James Francis	Ehrman, McKay Dodds	Hirak, Anthony A.
Bolds, Rickey Trent	Estrin, Yisroel Tzvi	Holt, Brian Benjamin
Bolick, Bryan R.	Ewing, Salvatrice M.	Holtz, Lisha Marie
Bowling, Karen Marie	Fabrick, Ashley Rae	Hosey, Matthew J.
Braby, Sherry LaSha	Fetkovich, Mary Beth	Hostovich, Rose J.
Brandemarte, James M.	Fisher, Jared Robert	Howden, Christina
Brandstetter, Julie M.	Fitts, Michael D.	Hunter, Pamela Jean
Bratton, Teylore Laurice	Fitzgerald, Millicent	Hushagen, Jeffrey Tyler
Brenen, Kasey M.	Flannigan, Jonathan G.	Ingram, Angela A. A.
Briceno, Andrea Janay	Flood, Joseph F.	Isaac, Ashley Marie
Brown, Kimberly Ann	Foster, Dana Nicole	Iskierski, Denise Wall
Bryan, Sandra Leyda	Foster, Danielle L.	Ivanoff, Janet Lynn
Bush, Michael A.	Fought, Rochelle Renee	Jackson, Adrian Lawrence
Cabanayan, Annie S.	Franciscus, Charles James	Jackson, Colette
Carmona, Elvia	Francois, Regina Irving	Jameson Jr., Michael Lawrence
Carnino, Amy J.	Fuentes, Andra	Jauregui, Karla Juliet
Candelaria, Alma N.	Gaire, Rajan	Jenkins, Junell
Carmody, Gabrielle Lynn	Galante, Carolin	Johnson-Rieger, Andria Dorreen
Carrillo, Matthew Caleb	Galiszewski, Todd E.	Johnson, JaNell LaTrice
Case, Laurie Michelle	Ganison, DeKendrick K.	Johnson, Jennifer Mae
Catalano, Bradley Frank	Ganison, Everly Jasmin	Johnson, Scott R.
Cawley, Jay S	Garcia, Marcela	Johnson, Stephen Allen
Chartrand, Erica Ashley	Garcia, Marco Antonio	Jones, Charlene Michelle
Chinchilla, Gregory David	Garcia, Sylvia	Joseph, Chasity Sharrell
Christmann, Erica Renay	Garcia, Yanira Izel	Katruska, Joshua L.
Clark, Amber Johnae	Geresti, Jan Marie	Kautzman, Marian Joann