BILL GARRETT, Davidson County
Trans:T20100080422 DEEDWARRSP
Recvd: 12/22/10 09:24 2 pgs
Fees:13.00 Taxes:373.70
20101222-0101637

SPECIAL WARRANTY DEED

Atter Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Courtney Eggers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zeyad Shaar	Same	**081060323.00**
(NAME)	(NAME)	
2001 Rachels Spring Rd		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bayview Loan Servicing, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zeyad Shaar**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 31,32,33, as shown on the map entitled A. C. Dudley's Subdivision of the McDaniel Tract, of record in Plat Book 161, Page(s) 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bayview Loan Servicing, a Delaware Limited Liability Company by deed dated October 16, 2009 from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20091019-0096691, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2200 Clarksville Pike, Nashville, TN 37208**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said, Zeyad Shaar, forever. SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

WITNESS the execution hereby by Bayview Loan Servicing, a Delaware Limited Liability Company,. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **17th day of December, 2010**.

Bayview Loan Servicing, a Delaware Limited Liability Company

By: Matthew Coburn
Assistant Secretary

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Coburn with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the Assistant Secretary, of Bayview Loan Servicing, a Delaware Limited Liability Company,., the within named bargainor, and that as such officer and agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporation.

Witness my hand and official seal at Office this 17th day of December, 2010.

Commission expires:

Notary Public

ROSA BRITO
MY COMMISSION # DD 751963
EXPIRES: February 16, 2012
Bonded Thru Notary Public Underwriters