BILL GARRETT, Davidson County
Trans:T20120071719 DEEDWARRSP
Recvd: 09/24/12 10:40 3 pgs
Fees:18.00 Taxes:388.50
20120924-0086478

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12300

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2012.

Notary Public

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

Map/Parcel Number: 163020A06100CO / Parcel: 163020A06100CO

Address of New Property Owner(s):
Edgar Yovani Carias-Torres
5193 Highlander Drive
Antioch, TN 37013

Send Tax Bills To:
Edgar Yovani Carias-Torres
5193 Highlander Dr.
Antioch, TN 37013

# SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Bayview Loan Servicing, LLC** said grantor does hereby bargain, sell, transfer and convey unto **Edgar Yovani Carias-Torres,** Married, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

***SEE ATTACHED EXHIBIT "A"***

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 5193 Highlander Drive, Antioch, TN 37013
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Edgar Yovani Carias-Torres**, and his/her/their assigns, forever.

Said **Bayview Loan Servicing, LLC**, 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.

IN WITNESS WHEREOF, the said **Bayview Loan Servicing, LLC**, has executed this deed this 10 day of August, 2012.

**Bayview Loan Servicing, LLC**

By: _____

Name: Elva Newland

Title: Sr. Vice President

STATE OF Florida

COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Elva Newland, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Sr. Vice President of Bayview Loan Servicing, LLC, the Attorney-in-Fact of said **Bayview Loan Servicing, LLC**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 10 day of August, 2012.

_____
Notary Public

My Commission expires: _____

ELIZABETH FERNANDEZ
MY COMMISSION # EE 119733
EXPIRES: August 7, 2015
Bonded Thru Notary Public Underwriters

**RETURN TO:**
**Resource Title National Agency, Inc.**
**7100 E. Pleasant Valley Road, Suite 100**
**Independence, OH 44131**
**Phone: (216)520-0050**
**Fax: (216)520-1431**
**http://resourcetitle.wordpress.com**

**RT12300**
**Property: 5193 Highlander Drive, Antioch, TN 37013**

**EXHIBIT "A"**

**Land in Davidson County, Tennessee being Lot No. 216 on the Final Plat of Hickory Highland Place, Section 3, Phase 2, of record in Instrument No. 20060830-0107347, Register's Office for said County, to which reference is made for a more complete description.**

**Being the same property conveyed to Bayview Loan Servicing, LLC, by Substitute Trustee's Deed, from Brock & Scott, PLLC, Substitute Trustee, dated November 18, 2011 and recorded December 1, 2011, in Instrument No. 20111201-0093597, said Register's Office for Davidson County, Tennessee.**