BILL GARRETT, Davidson County
Trans:T20120079276 DEEDWARRSP
Recvd: 10/18/12 11:09 3 pgs
Fees:18.00 Taxes:240.50
20121018-0095645

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12301

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(s) 16202022300/

State of Ohio
County of Cuyahoga
The actual consideration or value, whichever is greater, for this transfer is $65,000.00
Jennifer Ruff
Affiant
Subscribed and sworn to before me, this 17th day of September, 2012.
Patricia Johnson
Notary Public

My Commission Expires:

Address of New Property Owner(s):
Constantin Gheorghe
196 Tusculum Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

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 **Constantin Gheorghe,** _____, 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: 196 Tusculum Road, 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 **Constantin Gheorghe**, 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 12 day of September, 2012.

Bayview Loan Servicing, LLC

By: _____

Sonia Asencio
Name: Assistant Secretary

Title:

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 Sonia Asencio, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Sec. 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 12 day of September, 2012.

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

_____
Notary Public

My Commission expires: August 7, 2015

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

RT12301
Property: 196 Tusculum Road, Antioch, TN 37013

EXHIBIT "A"

Situated in the County of Davidson, Tennessee:

Being Lot No. 7, on the Plan of Colemont Heights, Section 1, of record in Plat Book 4300, Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Bayview Loan Servicing, LLC, by Substitute Trustee's Deed, from J. Phillip Jones, Substitute Trustee, dated January 6, 2012 and recorded January 18, 2012, in Instrument No. 20120118-0004829, said Register's Office, Davidson County, Tennessee.