Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214
File No.: 20130114/MW

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$130,000.00**, which amount is equal to or greater that the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN before me this the 31st day of **January, 2013.**

Notary Public

My Commission Expires: _____

PROPERTY OWNER, & OWNER'S ADDRESS & MAIL TAX BILLS TO:	PROPERTY ADDRESS:	TAX PARCEL NO.:
Jarrett A Jones 2536 Forest View Dr Antioch, TN 37013	owner **2536 Forest View Drive** **Antioch, TN 37013**	150090005320

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of **January, 2013,** by and between Bayview Loan Servicing, LLC, party of the first part, hereinafter called Grantor and **Jarrett A Jones,** unmarried, party of the second part, hereinafter called Grantee.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of **Davidson,** State of **Tennessee,** to wit:

See attached Exhibit "A" for legal description and derivation clause.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the items shown in the attached Exhibit "B";

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the 14th day of **January, 2013.**

Bayview Loan Servicing, LLC

By: Sonia Asencio
Title: Assistant Secretary

Davidson County	DEEDWARRSP
Recvd: 02/05/13 12:58	3 pgs
Fees:18.00 Taxes:481.00	
20130205-0011936	

STATE OF Florida

COUNTY OF Miami Dade

On this the 14th day of January, 2013 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Sonia Asencio, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Assistant Secretary of Bayview Loan Servicing, LLC, and that he/she as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself/herself as such _____.

WITNESS my hand and official seal at office this 14 day of January, 2013.

Notary Public

My Commission Expires: _____

DORIS SILVA
Notary Public - State of Florida
My Comm. Expires Feb 10, 2016
Commission # EE 158707
Bonded Through National Notary Assn.

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No 223 on the Map of Forest View Park Subdivision, Section 1, as of record in Book 3700, Page 110, Register's Office for said County.

Said Lot No 223 fronts 81.0 feet on the westerly margin of Forest View Drive (erroneously referred to as First View Drive in Warranty Deed of record at Instrument No 20070628-0077220) and runs back between lines measuring 204.11 feet on the northerly line and 191.19 feet on the southerly line, to a broken line in the rear, measuring 83.87 feet thereon.

Derivation Clause

Being all or part of the same property conveyed to Bayview Loan Servicing, LLC, by virtue of that certain Tennessee Deed in Lieu of Foreclosure Deed dated January 30, 2012, received and recorded on July 24, 2012 at Instrument No. 20120724-0064858 in the Register's Office of Davidson County, Tennessee.

Being previously conveyed to Omar Ignacio Nunez-Perez by Warranty Deed recorded June 28, 2007 at Instrument No 20070628-0077220 in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: 2013 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3700, Page 110, in the Register's Office of Davidson County, Tennessee.
- Deed Restrictions recorded at Book 4115, Page 674, in the said Register's Office.

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13