Davidson County DEEDWARRSP
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Fees:23.00 Taxes:222.00
20130205-0011948

Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214
File No.: 20130109/MW

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 **$60,000.00**, 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: 9-8-13

PROPERTY OWNER, & OWNER'S ADDRESS & MAIL TAX BILLS TO:	PROPERTY ADDRESS:	TAX PARCEL NO.:
Turgut Uygar Ovunc 1014 Sharp Ave Nashville, TN 37206	Turgut Uyara Ovunc **1706 Lischey Avenue** **Nashville, TN 37207**	07112000500

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of **January, 2013,** by and between Bayview Loan Servicing, LLC, party of the first part, hereinafter called Grantor and **Turgut Uygar Ovunc,** , 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 11th day of **January, 2013.**

Bayview Loan Servicing, LLC

By:

Title: _____

STATE OF Florida

COUNTY OF Miami Dade

On this the 11 day of January, **2013** before me the undersigned Notary Public of the State and County aforesaid, personally appeared Luis Pona1 Assistant vice president, 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 _____ _____ 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 11 day of January, **2013.**

Notary Public

My Commission Expires: Oct 3, 2016

CELIA VITON
Notary Public - State of Florida
My Comm. Expires Oct 3, 2016
Commission # EE 840312

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No 8 on the Plan of Trinity Heights Addition, of Record in Book 161, Page 38, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Derivation Clause

Being all or part of the same property conveyed to Bayview Loan Servicing, LLC by virtue of Deed in Lieu of Foreclosure recorded June 22, 2012 at Instrument No. 20120622-0054785 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Fletcher L Allen and Myrtle Colene Allen by Warranty Deed recorded at November 21, 1989 at Book 7989, Page 55 in said Register's Office, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

- 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.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 161, Page 38, in the Register's Office of Davidson County, Tennessee.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

NOTE: Notwithstanding any provision to the contrary herein, this Commitment shall cease and terminated one year after the effective date hereof.

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