This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V4154-008

STATE OF Tennessee
COUNTY OF Davidson
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
Grantee or Agent of Grantee

Subscribed and sworn to before me this 18th day of March, 2013.

J. Brandon Miller
Notary Public
My Commission Expires: 9-9-2014
(Seal)

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Bravura Properties, LLC 6034 Robin Hill Rd Nashville, TN 37205	Property	094020006100

BILL GARRETT, Davidson County
Trans:T20130022406 DEEDWARRSP
Recvd: 03/19/13 13:56 3 pgs
Fees:18.00 Taxes:388.50
20130319-0027256

SPECIAL WARRANTY DEED
(Corporation)

PennyMac Loan Services, LLC, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Bravura Properties, LLC, Grantee(s), and his heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot No. 125 on the Plan of United Electric Railway Subdivision, of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 50.0 feet on the northerly margin of Ashworth Avenue, now Eastside Avenue, and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to PennyMac Loan Services by Trustee's deed recorded August 02, 2012, as Instrument No. 20120802-0068694, Register's Office for Davidson County, Tennessee.

Commonly known as: 1709 Eastside Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto his heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural

where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 25 day of Feb 2013.

PennyMac Loan Services, LLC

BY: _____

ITS: Michael Drawdy
~~Director, REO~~

Certificate of Acknowledgment

State of _____

)ss.

County of _____

Personally appeared before me, the undersigned Notary Public, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this _____ day of _____, _____.

_____
Notary Public

My commission expires:

_____
(Seal)

ACKNOWLEDGMENT

State of California
County of Ventura)

On 2-25-13 before me, Cynthia Hoff, Notary Public
(insert name and title of the officer)

personally appeared Michael Drawdy,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CYNTHIA HOFF
Commission # 1946931
Notary Public - California
Los Angeles County
My Comm. Expires Sep 2, 2015