Davidson County DEEDWARRSP
Recvd: 06/20/13 12:17 5 pgs
Fees:28.00 Taxes:354.09
20130620-0063325

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

SARAYA ASHLEY
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

New Owner

Pamela J. Stephens
Winston M. Stephens, Sr.
1709 Autumn Ridge Dr
Nashville, TN 37207

Send Tax Bill to

Franklin American Mortgage
501 Corporate Centre Dr, Ste 400
Franklin, TN 37067

FOR AND IN CONSIDERATION OF THE SUM OF NINETY-FIVE THOUSAND SEVEN HUNDRED AND 00/100 Dollars ($95,700.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BAYVIEW LOAN SERVICING, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd., Coral Gables, FL 33146, hereby sells, transfers and conveys to PAMELA J. STEPHENS and WINSTON M. STEPHENS, SR., wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is _____, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1709 Autumn Ridge Dr, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 28th day of May, 2013

PIN NO: 032-13-0-065.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Bayview Loan Servicing, LLC, a Delaware limited liability company

By: _____
Printed Name: Sonia Asencio
Title: Assistant Secretary

STATE OF Florida
COUNTY OF Miami Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sonia Asencio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Assistant Secretary of Bayview Loan Servicing, LLC, a Delaware limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 28 day of May, 2013.

[Affix Notary Seal]

MILAGROS GARCIA
Notary Public - State of Florida
My Comm. Expires Jan 9, 2017
Commission # EE 863633

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: Jan 09 2017

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF TIMBERTRAIL SUBDIVISION, SECTION 4, OF RECORD IN BOOK 5200, PAGE 634, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20130404-0033323 on April 4, 2013.

PIN NO: 032-13-0-065.00

STREET ADDRESS:

1709 Autumn Ridge Dr, Nashville, TN 37207

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 95,700.00.

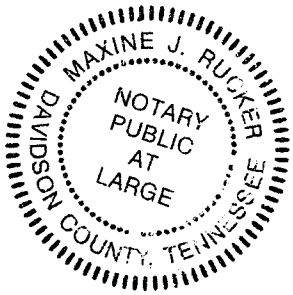
Jennifer C Cole

Subscribed and sworn to under oath before me, this 19 day of June, 2013.

Maxine J. Rucker

SIGNATURE OF NOTARY PUBLIC
My commission expires: MAR 08 2016

[Affix Notary Seal]



Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

