Box 13
7347

BILL GARRETT, Davidson County
Trans:T20130074927 DEEDWARRSP
Recvd: 08/29/13 12:13 3 pgs
Fees:18.00 Taxes:244.57
20130829-0091342

FILE NO.: «CLIENT_CLIENT_ID».«CUST_MASTER_PUBLISHER_ACCT_ID»\a
LOAN NO.: «CUST_MASTER_LOAN_NO»\«CUST_MASTER_LOAN_TYPE_ID»

THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 22nd day of August, 2013, by and between **Bayview Loan Servicing, LLC.** as party of the first part, located at 5th Floor Merrick Park Plaza, 4425 Ponce De Leon Blvd, Coral Gables, FL 33136 and, **Capcon Group LLC and,** party of the second part located at 401 K Mt. Juliet Road #235-135, Mount Juliet, TN ~~37219~~ 37122

WITNESSETH: That for and in consideration of $66,100.00 cash in hand paid, and .other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 439 on the plan of Tulip Grove, Section Seven, as of record in Book 4300, Page 186, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Property: 4743 TRENTON DR HERMITAGE TN 37076
Parcel ID No.: 07504021000

The Last recorded Deed was filed of record at Instrument No. 20121030-0099557 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or 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 aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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

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IN WITNESS WHEREOF, THE undersigned **Bayview Loan Servicing, LLC**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

Bayview Loan Servicing, LLC,

BY: _____

TITLE: Sonia Asencio
Assistant Secretary

STATE OF Florida

COUNTY OF Miami-Dade

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sonia Asencio, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Sec. of Bayview Loan Servicing, LLC, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 20 day of August 2013

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

_____
Notary Public

My Commission Expires: Aug. 7 2015

FILE NO.: «CLIENT_CLIENT_ID».«CUST_MASTER_PUBLISHER_ACCT_ID»\a
LOAN NO.: «CUST_MASTER_LOAN_NO»\«CUST_MASTER_LOAN_TYPE_ID»

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Property: 4743 TRENTON DR HERMITAGE TN 37076
Parcel ID No.: 07504021000
File Number: REO2012113232TN1

Mail Tax Notices To and Property Owner:

Capcon Group LLC
401 N. Mt Juliet Rd #235-153
Mt Juliet TN 37122

I, or we, 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 $66,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elizabeth Fernandez
Affiant REO Closing Manager

Subscribed and sworn to before me this Aug 20, 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.