Davidson County	DEEDWARRSP
Recvd: 12/02/13 11:33	6 pgs
Fees:33.00 Taxes:1121.10	
20131202-0122345	

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
KAYLA AHN TIMIOS, INC. 5716 CORSA AVENUE, #102 WESTLAKE VILLAGE,CA 91362	WILLIAM SHAAR 4313 BELLE MINA LANE FRANKLIN, TN 37064

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THREE THOUSAND AND 00/100 Dollars ($303,000.00) 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 WILLIAM SHAAR (herein, "Grantee"), whose address is 4313 Belle Mina Lane, Franklin, TN 37064, 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: 3405 Gallatin Pike, Nashville,T N 37216

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 20 day of November, 2013.

PIN NO: 07202005900

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: Luis Portal

Title: AVP

STATE OF Florida
COUNTY OF Miami Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Luis Portal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the AVP 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 20 day of November, 2013.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: Jan 9 2017

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

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $303,000.00.

GRANTEE

Grantee signature _____
William Shaar

Subscribed and sworn to under oath before me, this 22nd day of November, 2013

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-28-2015

[Affix Notary Seal]

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE: BEING A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS TO WIT:

FRONTING APPROXIMATELY 100 FEET ON THE WESTERLY SIDE OF GALLATIN ROAD AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GALLATIN ROAD AND MAPLEWOOD, FORMERLY MASONIC HOME ROAD, AND EXTENDING BACK FROM GALLATIN ROAD ALONG THE SOUTHERLY SIDE OF MAPLEWOOD ROAD BETWEEN PARALLEL LINES APPROXIMATELY 175 FEET; THE EASTERLY 125 FEET OF SAID PROPERTY IS MORE PARTICULARLY DESCRIBED IN A DEED TO ROBERT C. MCADAMS DATED SEPTEMBER 29, 1932, FROM G.W. ALLEN AND WIFE, REBECCA R. ALLEN, OF RECORD IN BOOK 913, PAGE 380, SAID REGISTER'S OFFICE, WITH RESPECT TO WHICH THERE IS A DEED OF CORRECTION FROM SAID ALLENS TO ROBERT G. MCADAMS, DATED SEPTEMBER 22, 1932, OF RECORD IN BOOK 921, PAGE 24, SAID REGISTER'S OFFICE, BY WHICH CORRECTION WAS MADE IN THE DESCRIPTION OF A PIPELINE EASEMENT AND THE USE OF A SPUR TRACT, AND THEREIN HEREBY CONVEYED ALL RIGHTS, EASEMENTS, ETC. CONVEYED TO ROBERT G. MCADAMS BY SAID DEED AND DEED OF CORRECTION FROM SAID ALLENS, WHICH ROBERT G. MCADAMS OWNED AT THE TIME OF HIS DEATH. THE WESTERLY 50 FEET OF SAID PROPERTY WAS VESTED IN ROBERT G. MCADAMS BY DECREES OF THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN MINUTE BOOK 57, PAGE 351, AND MINUTE BOOK 58, PAGE 381, IN THE OFFICE OF THE CLERK AND MASTER OF SAID COURT, WHICH DECREES ARE ALSO OF RECORD IN BOOK 1975, PAGE 87, REGISTER'S OFFICE AND WHICH DESCRIBED SAID 50 FEET AS FOLLOWS:

A TRACT OF LAND IN THE 11TH FORMERLY 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE MAPLEWOOD LAND, DESCRIBED ACCORDING TO A SURVEY MADE BY E.R. SOUTHAGE AND SONS, SURVEYORS, MAY 8, 1946, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF MAPLEWOOD, FORMERLY MASONIC HOME ROAD, 125 FEET ON THE WESTERLY MARGIN OF GALLATIN ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE FIRST TRACT OF LAND CONVEYED TO ROBERT G. MCADAMS BY DEED FROM G.W. ALLEN AND WIFE, OF RECORD IN BOOK 913, PAGE 380, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF MAPLEWOOD ROAD WESTWARDLY 50 FEET; THENCE SOUTHWARDLY 100 FEET; THENCE EASTWARDLY 50 FEET; THENCE SOUTHWARDLY 100 FEET; THENCE EASTWARDLY 50 FEET TO AN IRON PIN; MCADAMS SOUTHWEST CORNER; THENCE WITH HIS WESTERLY LINE NORTHWARDLY 100 FEET TO THE BEGINNING.

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, in Deed 20130911-0095732, on September 11, 2013.

PIN NO: 07202005900

STREET ADDRESS:

3405 Gallatin Pike, Nashville, TN 37216

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.

True Copy Certification

I, Roselyn Pauley, 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.

Roslyn Pauley
Signature

State of California

County of Los Angeles

Personally appeared before me, [~~Name of Notary~~] L. Aguilera, a notary public for this county and state, [~~name of person making certification~~] Roselyn Pauley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's ~~Signature~~

My Commission Expires: 3/14/15

Notary' Seal (if on paper)

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015