Davidson County DEEDWARRSP
Recvd: 02/11/14 12:32 5 pgs
Fees:28.00 Taxes:425.50
20140211-0012062

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

KAYLA AHN
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE,CA 91362

OWNER (SEND TAX BILLS TO):

PARRISHA BEARD
5432 DANIEL RAY DRIVE
WHITES CREEK, TN 37189

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($115,000.00) 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., 5th Floor, Coral Gables, FL 33146, hereby sells, transfers and conveys to PARRISHA BEARD, a unmarried woman (herein, "Grantee"), whose address is 5432 Daniel Ray Drive, Whites Creek, TN 37189, 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: 5432 Daniel Ray Drive,W hites Creek, TN 37189

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 January, 2014.

PIN NO: 041010A04800CO

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: Elva Neumann
Title: VP

STATE OF Florida
COUNTY OF Miami Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elva Neumann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the VP 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 January, 2014.

[Affix Notary Seal]

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

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/9/2017

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $~~0.00~~ 115,000.00.

GRANTEE

Grantee signature Parrisha Beard
Parrisha Beard

Subscribed and sworn to under oath before me, this 16 day of January, 2014.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/28/2016

[Affix Notary Seal]

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Legal Description]

All that certain property situated in the county of DAVIDSON, and State of TENNESSEE, being described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 46, ON THE PLAN OF COBBLESTONE CREEK, PHASE ONE-A, AS SHOWN ON PLAT OF RECORD IN PLAT INSTRUMENT NO. 20050610-0066806, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BAYVIEW LOAN SERVICING LLC BY DEED FROM CAROL GIBSON, UNMARRIED RECORDED 09/23/2013 IN DEED 201309230099967, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 Warranty Deed 201309230099967 on September 23, 2013.

PIN NO: 041010A04800CO

STREET ADDRESS:

5432 Daniel Ray Drive,W hites Creek, TN 37189

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, a title search, 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. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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