This Instrument Prepared By:
Nikita George
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Davidson County	DEEDWARRSP
Recvd: 02/19/14 16:15	5 pgs
Fees:28.00 Taxes:140.60	
20140219-0014318	

After Recording Return To:
Title 365
Advantage Title, Inc./Title365
400 Rouser Road
Bldg 2, Suite 1
Caraopolis, PA 15108

New Owner(S) Address & Mail Tax Statements To:
Max Khazanov
3608 Benham Avenue
Nashville, TN 37215

Property Tax ID#: 092-03-0-210.00
File #: TN1-1400010-LP

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 11 day of February, 2014, by and between **BAYVIEW LOAN SERVICING LLC**, Grantor, and **MAX KHAZANOV, a married man,** whose address is 3608 Benham Avenue, Nashville, TN 37215, Grantee.

Witnesseth:

That for and in consideration of the sum of $38,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 2217 Morena Street, Nashville, TN 37208

Being all of that certain property conveyed to GRANTOR, by deed recorded 11/04/2013 as Instrument No. 20131104-0114390, of official records

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever

specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

WITNESSES:

Witness

Celia Viton
Print Name

Witness

Doris Silva
Sr. REO C... Manager
Print Name

BAYVIEW LOAN SERVICING LLC

By:

Its: Elva Lemus, Sr. VP.

STATE OF Florida)

COUNTY OF Miami-Dade)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Name: Elva Lemus its: Sr. V.P. of BAYVIEW LOAN SERVICING LLC, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 11 day of February, 2014.

Notary Public
My Commission Expires

ELIZABETH FERNANDEZ
MY COMMISSION # EE 119793
EXPIRES: August 7, 2015
Bonded Thru Notary Public Underwriters

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $38,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

BAYVIEW LOAN SERVICING LLC

By: _____
Elizabeth Fernandez

Its: REO Closing Manager

Subscribed and sworn to before me this the 11 day of February, 2014.

CELIA VITOV
Notary Public - State of Florida
My Comm. Exp. on Oct 3, 2016
Commission # EE 810317

_____
Notary Public
My Commission Expires:

Name and Address of Property Owner:
Mav Khazanov
3608 Benham Ave
Nashville TN 37215

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Mav Khazanov
3608 Benham Ave
Nashville TN 37215

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5-A ON THE PLAN OF ZONE LOT DIVISION, PART OF LOT NO.5, E. HARDING LYTLE SUBDIVISION OF RECORD IN PLAT BOOK 6200, PAGE 303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

APN: 092-03-0-210.00

True Copy Certification

I, Kristina Bohrn, 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.

Signature – Kristina Bohrn

State of Florida

County of Orange

Personally appeared before me, Angie Chester, a notary public for this county and state, to Kristina Bohrn 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: 3/5/16

Notary' Seal (if on paper)

Notary Public State of Florida
Angela S Chester
My Commission EE 172861
Expires 03/05/2018