BILL GARRETT, Davidson County
Trans:T20140033572 DEEDQC
Recvd: 05/14/14 14:14 4 pgs
Fees:22.00 Taxes:0.00
20140514-0041456

QUITCLAIM DEED

MAIL RECORDED DEED TO:

STEPHANIE SPENCER
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

BAYVIEW LOAN SERVICING, LLC
4425 PONCE DE LEON BLVD.
CORAL GABLES, FL 33146

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CITIMORTGAGE, INC. (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd, Coral Gables, FL, 33146, hereby bargains, sells, remises, releases, quit claims and conveys to BAYVIEW LOAN SERVICING, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 4425 Ponce De Leon Blvd., Coral Gables, FL 33146, 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: 5007 Bonnavista Drive, Hermitage, TN 37076

WITNESS my hand and seal this 15 day of April, 2014.

PIN NO: 07412016000

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

GRANTOR:

CITIMORTGAGE, INC. by Bayview loan servicing LLC as attorney in fact.

By: Sonia

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 Asst Sec of CITIMORTGAGE, INC., and that the foregoing instrument was by Bayview loan servicing LLC as atty in fact. executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 15 day of April, 2014.

[Affix Notary Seal]

CELIA VITON
Notary Public - State of Florida
My Comm. Expires Oct 3, 2016
Commission # EE 840312

SIGNATURE OF NOTARY PUBLIC

My commission expires: 10/3/16.

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF Florida
COUNTY OF miami dade

The actual consideration for this transfer is $0.00.

GRANTEE

Grantee signature _____
Bayview Loan Servicing, LLC
Printed name: Sonia Asencio
Title: Assistant Secretary

Subscribed and sworn to under oath before me, this 15 day of Apr. 1, 2014.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/3/16

CELIA VITON
Notary Public - State of Florida
My Comm. Expires Oct 3, 2016
Commission # EE 840312

EXHIBIT A

[Legal Description]

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING LOT NO. 500 ON THE PLAN OF HERMITAGE HILLS SECTION 5, AS OF RECORD IN BOOK 3300, PAGE 1 AND 2, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 500 FRONTS 90 FEET ON THE SOUTHERLY SIDE OF BONNAVISTA DRIVE AND EXTENDS BACK 153.7 FEET ON THE WESTERLY LINE AND 154.38 FEET ON THE EASTERLY LINE TO A DEAD LINE, MEASURING 70.15 FEET THEREON.

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 Instrument 20131002-0103686 on October 2, 2013.

PIN NO: 07412016000

STREET ADDRESS:

5007 Bonnavista Drive, Hermitage, TN 37076

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.