BILL GARRETT, Davidson County
Trans:T20140033572 DEEDWARRSP
Recvd: 05/14/14 14:16 4 pgs
Fees:23.00 Taxes:366.30
20140514-0041457

# SPECIAL WARRANTY DEED

**MAIL RECORDED DEED TO:**

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

**OWNER (SEND TAX BILLS TO):**

BRANDON ROGERS
1330 Crystal Springs Ln
Hermitage, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF NINETY-NINE THOUSAND AND 00/100 Dollars ($99,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BAYVIEW LOAN SERVICING, LLC (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd., 5th Floor, Coral Gables, FL 33146, hereby sells, transfers and conveys to BRANDON ROGERS (herein, "Grantee"), whose address is 1330 Crystal Springs Ln, Hermitage*, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

*TN 37076

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5007 Bonnavista Drive,H ermitage, TN 37076

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 13 day of April, 2014.

PIN NO: 07412016000

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

**GRANTOR:**

BayviewLoan Servicing, L.L.C.

By: _____
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 Assistant Secretary of Bayview Loan Servicing, L.L.C. 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 18 day of April, 2014.

[Affix Notary Seal]

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

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

## OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 99,000.00.

~~GRANTEE~~ Afiant

Grantee signature _____
~~Brandon Rogers~~

Subscribed and sworn to under oath before me, this 9th day of May, 2014.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/21/17

[Affix Notary Seal]

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**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.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH W. RUCKER & LORA RUCKER BY WARRANTY DEED RECORDED OCTOBER 20, 1999, AT BOOK 11709, PAGE 924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CITIMORTGAGE, INC. BY DEED FROM WILSON AND ASSOCIATES, PLLC, SUCCESSOR TRUSTEE RECORDED 10/02/2013 IN DEED 20131002-0103686, 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 Deed 20131002-01303686 on October 20, 2013. Also, see quitclaim deed recorded # 20140514-0041456

**PIN NO:** 07412016000

**STREET ADDRESS:**

5007 Bonnavista Drive,H ermitage, 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.*