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

After Recording Return To:
Title 365
Advantage Title, Inc./Title365
850 Trafalgar Court, Suite 105
Maitland, FL 32751

BILL GARRETT, Davidson County
Trans:T20140040912 DEEDWARRSP
Recvd: 06/10/14 15:37 4 pgs
Fees:23.00 Taxes:629.00
20140610-0050516

New Owner(S) Address & Mail Tax Statements To:
Francis Habib
3360 Brithishwood Dr #3360
nashville, TN 37217

Property Tax ID#: 164100A37600CO
File #: TN1-1400021-LP

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 12 day of May, 2014, by and between BAYVIEW LOAN SERVICING, LLC, Grantor, and FRANCIS HABIB, a single person, whose address is 3360 Brithishwood Dr. nashville, TN 37217, Grantee.

Witnesseth:

That for and in consideration of the sum of $170,000.00 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, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 2920 Summercrest Trail, Antioch, TN 37013

Being all of that certain property conveyed to GRANTOR, by deed recorded 02/24/2014 as Instrument No.20140224-0015278, 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.

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

WITNESSES:

Witness

Marco Reggiardo
Print Name Evictions Coordinator

Witness Elizabeth Fernandez
REO Closing Manager

Print Name

BAYVIEW LOAN SERVICING, LLC

By: _____

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 State and County, the within named bargainer, Name: Sonia Asencio Title: Assistant Secretary 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 _____ day of May 12, 2014.

Notary Public Milagros Garcia
My Commission Expires

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

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 $170,000.00, 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: _____

Name: Sonia Asencio
Title: Assistant Secretary

Subscribed and sworn to before me this the 12 day of May, 2014.

_____
Notary Public
My Commission Expires:
milagrosgarcia

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

Name and Address of Property Owner:
francis Habib
3316 Britishwood Dr.
nashville, TN 37217

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
francis Habib
3316 Britishwood Dr.
Nashville, TN 37217

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/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 421, SUMMERFIELD, VILLAGE NINE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060718-0086560, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND ENCUMBRANCES OF RECORD IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY.

APN: 164100A37600CO