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

After Recording Return To:
Homestead Title & Escrow LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans: T20140046881 DEEDWARRSP
Recvd: 07/01/14 13:57 4 pgs
Fees: 23.00 Taxes: 296.00
20140701-0057786

New Owner(S) Address & Mail Tax Statements To:
Larry F. Emmerling
2251 Gallop Ln
Goodlettsville, TN 37072

Property Tax ID#: 12013000700
File #: TN1-1400037-CH

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 24 day of June, 2014, by and between **BAYVIEW LOAN SERVICING LLC,** its successors and assigns, Grantor, and **LARRY F. EMMERLING,** a married man, whose address is 2251 Gallop Ln Goodlettsville, TN 37072, Grantee.

Witnesseth:

That for and in consideration of the sum of $80,000.00 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"

Commonly known as: 302 Finley Drive Nashville, TN 37217

Being all of that certain property conveyed to GRANTOR, by deed recorded 5/12/2014 as in Instrument No. 20140512-0040608, of Davidson County 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

Michael Amores
Print Name

Witness
Elizabeth Fernandez
REO Closing Manager

Print Name

BAYVIEW LOAN SERVICING LLC

By: _____

Sonia Asencio
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 24 day of June, 2014.

Notary Public
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 $80,000.00, 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: _____

Sonia Asencio
Assistant Secretary

Subscribed and sworn to before me this the 24 day of June, 2014.

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

_____
Notary Public
My Commission Expires:

Name and Address of Property Owner:
Larry F. Emmerling
2251 Gallop Lane
Goodelttsville, TN 37072

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Vesio Financial Services, Inc.
1905 Kramer Lane, Ste. B-700
Austin, TX 78758

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"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 6 OF THE REVISED PLAN OF LOTS 6 AND 7, FINLEY GARDENS, OF RECORD IN BOOK 2330, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD. BEING THE SAME PROPERTY COVEYED TO JERRY L. RICHARDSON AND WIFE, BETTY G. RICHARDSON BY WARRANTY DEED FROM RACHEL F. BLACKBURN, UNMARRIED AS RECORDED 05/27/1999 IN BOOK 11498 AT PAGE 402 AS DOCUMENT 0592379.

Commonly known as 302 Finley Drive, Nashville TN 37217