Davidson County DEEDWARRSP
Recvd: 09/08/14 12:35 5 pgs
Fees:28.00 Taxes:925.00
20140908-0082068

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

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

OWNER (SEND TAX BILLS TO):

JOHN C. TOLSON
LORI W. TOLSON
7944 BOONE TRACE
NASHVILLE, TN 37221

R# 994240

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($250,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BAYVIEW LOAN SERVICING, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd., 5th Floor, Coral Gables, FL 33146, hereby sells, transfers and conveys to JOHN C. TOLSON and LORI W. TOLSON, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 7944 Boone Trace, Nashville, TN 37221, 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: 7944 Boone Trace, Nashville, TN 37221

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.

PIN NO: 126150A08000CO

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

WITNESS my hand and seal this 31 day of July, 2014.

GRANTOR:

Bayview Loan Servicing, LLC, a Delaware limited liability company

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, LLC, a Delaware limited liability company, 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 31 day of July, 2014.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/9/17

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

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

GRANTEE

Grantee signature _____
John C. Tolson

Subscribed and sworn to under oath before me, this 29 day of Aug, 2014.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-16-17

[Affix Notary Seal]

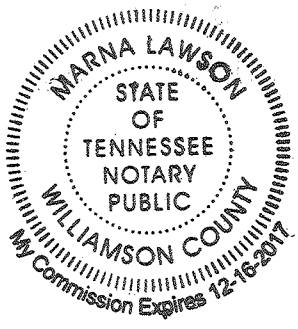


EXHIBIT A

[Legal Description]

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 99 ON THE PLAN OF SECTION TWO BOONE TRACE AT BILTMORE OF RECORD IN PLAT BOOK 9700, PAGE 316 & 317, AS AMENDED IN BOOK 10995, PAGE 618, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

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 Document No. 201405290046119 on May 29, 2014.

PIN NO: 126150A08000CO

STREET ADDRESS:

7944 Boone Trce, Nashville, TN 37221

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.

True Copy Certification

I, Ashley Cowan, 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.

ANC

Signature

State of CA

County of Los Angeles

Personally appeared before me, Eliana L. Buenrostro [Name of Notary], a notary public for this county and state, **ASHLEY COWAN,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eliana L Buenrostro

Notary's Signature

My Commission Expires: 3/31/17

Notary' Seal (if on paper)

ELIANA L. BUENROSTRO
COMM. #2016807
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 31, 2017