Davidson County DEEDWARRSP
Recvd: 09/16/14 14:24 5 pgs
Fees:28.00 Taxes:182.67
20140916-0084901

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
PAUL CHEN 1125 E. College St. Pulaski, TN 38478	PAUL CHEN 1125 E. College St. Pulaski, TN 38478

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-NINE THOUSAND THREE HUNDRED SIXTY-NINE AND 00/100 Dollars ($49,369.00) 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., Coral Gables, FL 33146,h ereby sells, transfers and conveys to PAUL CHEN (herein, "Grantee"), whose address is 1125 E. College St., Pulaski, TN 38478, 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: 3243 Leawood Drive, Nashville, TN 37218

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 05 day of September, 2014

PIN NO: 080 08 0 361.00

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

GRANTOR:

Bayview Loan Servicing, LLC, a Delaware limited liability company

By: _____
Printed Name: Patrick Joyce
Title: AVP

STATE OF Florida
COUNTY OF Miami Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Patrick Joyce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the AVP 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 05 day of September, 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 TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 49,369.00.

GRANTEE

Grantee signature _____
Paul Chen

Subscribed and sworn to under oath before me, this 12th day of Sept, 2014.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

[Affix Notary Seal]

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE

EXHIBIT A

[Legal Description]

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Instrument Number 20020701-0078784 ID Number 80-08-361, being known and designated as Lot Number 57, Plan of Bordeaux Hills Addition, filed in Book 4460 at Page 9 and recorded on April 22, 1971.

Being the same property conveyed to Ronald Jones by court decree recorded February 15, 2012, as Instrument No. 20120215-0013131, Register's Office for Davidson County, Tennessee.

Commonly known as: 3243 Leawood Drive, Nashville, Tennessee 37218

Tax Parcel No.: 080 08 0 361.00

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 Warranty Deed Instrument 20140627-0056257 on June 27, 2014.

PIN NO: 080 08 0 361.00

STREET ADDRESS:

3243 Leawood Drive, Nashville, TN 37218

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.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE