BILL GARRETT, Davidson County
Trans:T20140087483 DEEDWARRSP
Recvd: 11/20/14 11:04 4 pgs
Fees:23.00 Taxes:569.80
20141120-0107000

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
PREP 6, LLC 5001 Plaza On The Lake #200 Austin, TX 78746	PREP 6, LLC 8300 N. Mopac Expressway #200 Austin, TX 78759

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-FOUR THOUSAND AND 00/100 Dollars ($154,000.00) 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 Boulevard, Miami, FL 33146, hereby sells, transfers and conveys to PREP 6, LLC, (herein, "Grantee"), whose address is 5001 Plaza On The Lake #200 Austin, TX 78759 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: 113 Briar Oaks Court, Old Hickory, TN 37138

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.

[Note: Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

WITNESS my hand and seal this 6 day of November, 2014.

PIN NO: 06409020300

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: 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 6 day of November, 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 Shelby

The actual consideration or value, whichever is greater, for this transfer is $ 154,000.00.

GRANTEE

Grantee signature _____

Printed name: Timothy D. Wardlow
Title: Attorney-at-Law

Subscribed and sworn to under oath before me, this 17th day of November, 2014.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: ~~My Commission Expires:~~ September 21, 2015

CHRISTINA BOATWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

EXHIBIT A

[Legal Description]

A 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. 43 ON THE PLAN OF SOUTHFORK, SECTION ONE, AS OF RECORD IN PLAT BOOK 6250, PAGE 384, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

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, as Instrument No. 20131212-0125770 on December 12, 2013.

PIN NO: 06409020300

STREET ADDRESS: 113 Briar Oaks Court, Old Hickory, TN 37138

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.