Davidson County DEEDWARRSP
Recvd: 02/10/15 13:54 5 pgs
Fees:28.00 Taxes:218.30
20150210-0012348

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

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

OWNER (SEND TAX BILLS TO):

BILL BASS
6304 Laurelwood Dr.
Brentwood, TN 37027

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY-NINE THOUSAND AND 00/100 Dollars ($59,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CITIFINANCIAL SERVICING LLC (herein, "Grantor"), whose address is 7380 S. Kyrene Rd., Tempe AZ 85283, hereby sells, transfers and conveys to BILL BASS (herein, "Grantee"), whose address is 6304 Laurelwood Dr. Brentwood, TN 37027, 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: 926 Goodbar Drive, Nashville, TN 37217

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 10 day of January, 2015.

PIN NO: 107 14 101.00

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

Loan # 89548503
Property Address: 926 Goodbar Drive, Nashville, TN 37217

GRANTOR:

CITIFINANCIAL SERVICING LLC, BY GREEN TREE SERVICING, LLC AS ATTORNEY IN FACT

By: Bradley Johnson
Printed Name: Bradley S Johnson
Title: AVP

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bradley S Johnson, 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 GREEN TREE SERVICING, LLC AS ATTORNEY IN FACT FOR CITIFINANCIAL SERVICING LLC, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 6 day of January, 2015.

[Affix Notary Seal]

TERESA M. DELEON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Sept. 25, 2016

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-25-16

Loan # 89548503
Property Address: 926 Goodbar Drive, Nashville, TN 37217

OATH OF CONSIDERATION

STATE OF CA
COUNTY OF Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $ 59,000.

GRANTEE

Grantee signature _____
~~Bill Bass~~ Agent

Subscribed and sworn to under oath before me, this 3rd day of Febuary, 2015.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 08/25/17

MARISELA LOYOLA
COMM. #2038717
Notary Public - California
Los Angeles County
My Comm. Expires Aug. 25, 2017

NRO1 NRO1

Loan # 89548503
Property Address: 926 Goodbar Drive, Nashville, TN 37217

EXHIBIT A

[Legal Description]

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED BEING IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN INSTRUMENT NUMBER 200104190038819, IDENTIFICATION NUMBER 107-14-101, BEING KNOWN AND DESIGNATED AS LOT NUMBER 209, PLAN OF MIRO MEADOWS, FILED IN PLAT BOOK 1424, PAGE 94 AND 95 AND RECORDED MARCH 14,1949.

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 Instrument 20140711-061443 on July 11, 2014.

PIN NO: 107 14 101.00

STREET ADDRESS:

926 Goodbar Drive, Nashville, TN 37217

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, Roselyn Pauley, 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.

Roselyn Pauley
Signature

State of CA

County of Los Angeles

Personally appeared before me, Lupe Aguilera, a notary public for this county and state, Roselyn Pauley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/14/15
Notary' Seal (if on paper)

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015