BILL GARRETT, Davidson County
Trans:T20150013715 DEEDWARRSP
Recvd: 02/25/15 11:10 4 pgs
Fees:23.00 Taxes:358.90
20150225-0016127

Return to:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
CARLOS ARZATE 355 Brewer Drive Nashville, TN 37211	CARLOS ARZATE same

FOR AND IN CONSIDERATION OF THE SUM OF NINETY-SEVEN THOUSAND AND 00/100 Dollars ($97,000.00) 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., Coral Gables, FL 33146, hereby sells, transfers and conveys to CARLOS ARZATE *(herein, "Grantee"), whose address is 355 Brewer Drive, Nashville, TN , all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

*and wife, Ana Maria Dominguez,

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 211 Townes Drive, Nashville, TN 37211

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: This deed is a Special Warranty Deed. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

PIN NO: Map and Parcel 162.06-0-160.00

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

WITNESS my hand and seal this 12 day of February, 2015.

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 Asst. Sec 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 12 day of February, 2015

[Affix Notary Seal]

CELIA VITON
Notary Public - State of Florida
My Comm. Expires Oct 3, 2016
Commission # EE 840312

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/3/16

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 97,000.00.

GRANTEE

Grantee signature _____
~~Carlos Arzata~~ ~~Applicant~~

Subscribed and sworn to under oath before me, this 19th day of Feb, 2015.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

EXHIBIT A

[Legal Description]

The following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Being Lot No. 135 on Plan of Fair Oaks, Section II, of record in Plat book 4460, Page 52 and 53, register's office for Davidson county, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

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. 20140905-0081500 on September 5, 2014.

PIN NO: 162.06-0-160.00

STREET ADDRESS:

211 Townes Drive, Nashville, TN 37211

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.