Davidson County DEEDWARRSP
Recvd: 02/27/15 09:36 5 pgs
Fees:28.00 Taxes:92.50
20150227-0016925

# SPECIAL WARRANTY DEED

| MAIL RECORDED DEED TO: | OWNER (SEND TAX BILLS TO): |
|---|---|
| DONNA KALINOWSKI BLACKWELL<br>815 Alex Way<br>Mt. Juliet, TN 37122 | DONNA KALINOWSKI BLACKWELL<br>815 Alex Way<br>Mt. Juliet, TN 37122 |

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-FIVE THOUSAND AND 00/100 Dollars ($25,000.00) 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 DONNA KALINOWSKI BLACKWELL (herein, "Grantee"), whose address is 815 Alex Way Mt. Juliet, TN 37122 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: 102 Brooke Castle Drive, Hermitage, TN 37076

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: 075.08-0A-002.00 CO

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

WITNESS my hand and seal this 23 day of Feb, 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 23 day of Feb, 2015

[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: _____

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

## OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 27,000.00.

**GRANTEE**

Grantee signature Donna Kalinowski Blackwell
Donna Kalinowski Blackwell

Subscribed and sworn to under oath before me, this 27 day of Feb, 2015

[Affix Notary Seal]

Carol DiGiore
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-2-18

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

## EXHIBIT A

[Legal Description]

All that certain unit in Davidson County, State of Tennessee, as more fully described in Book 6545, Page 775, ID# 75-08-A-2, being known and designated as Unit 102, Brooke Castle, Filed in Plat Book 6250, Page 156 as Corrected in Book 6680 Page 905, as Corrected in Book 6727 Page 762, as Corrected in Book 6919 Page 571.

Together with an undivided percentage interest in the common elements pertaining thereto.

**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. 20140818-0074324 on August 18, 2014.

**PIN NO:** 075.08-0A-002.00 CO

**STREET ADDRESS:**

102 Brooke Castle Drive, Hermitage,T N 37076

*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, Kathryn J. Mack, 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.

Kathryn J Mack
Signature

State of Pennsylvania

County of Washington

Personally appeared before me, Heidi Copenheaver, a notary public for this county and state, KATHRYN J MACK, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heidi Copenheaver
Notary's Signature

My Commission Expires: 5/28/2017
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HEIDI COPENHEAVER
Notary Public
CECIL TOWNSHIP, WASHINGTON COUNTY
My Commission Expires May 28, 2017