Davidson County DEEDWARRSP
Recvd: 02/27/15 15:05 6 pgs
Fees:33.00 Taxes:211.27
20150227-0017313

Commitment Number: R3285665
Seller's Loan Number: 981517_3002950313

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
JEFFERY C. BYRUM and **ERIN BYRUM**, 909 DUE WEST AVENUE NORTH, MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
05101005400

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 1-30-2015, by and between **OWB REO LLC**, whose mailing address is **2900 Esperanza Crossing Austin, TX 78758**, hereinafter grantor, and party of the first part, and **JEFFERY C. BYRUM** and **ERIN BYRUM**, hereinafter grantees, party of the second part, whose tax mailing address is **909 DUE WEST AVENUE NORTH, MADISON, TN 37115**.

WITNESSETH: That for and in consideration $57,100.00 (Fifty Seven Thousand One Hundred Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A.** Said property is commonly known as **909 DUE WEST AVENUE NORTH, MADISON, TN 37115.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Being the same property conveyed to the part of the first part and recorded at: **20140730-0067741**

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF MADISON, COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 80 ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD IN THE 11TH CIVIL DISTRICT OF SAID COUNTY AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY H.T. SWANN, JR., SURVEYOR, DATED APRIL 20TH, 1947, AND ACCORDING TO A MORE RECENT SURVEY THEREOF MADE BY H. R. SWANN, JR., SURVEYOR, DATED JANUARY 19, 1963, AS FOLLOWS; BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF DUE WEST AVENUE, AT THE CORNER OF LOTS NOS. 79 AND 80; THENCE, WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 500 FEET TO A POINT, THENCE EASTERLY 100 FEET TO A POINT AT THE CORNER OF LOT NOS. 80 AND 81; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 500 FEET TO THE SOUTH MARGIN OF DUE WEST AVENUE; THENCE WITH THE MARGIN OF SAME WESTERLY 100 FEET TO THE BEGINNING.

Being the same property as conveyed from ONE WEST BANK, FSB to OWB REO LLC, as described in Instrument # 20140730-0067741, Dated 07/28/2014, Recorded 07/30/2014, in DAVIDSON County Records.

Executed by the undersigned on JAN 3 0 2015, 2015:

OWB REO LLC

By: _____
Louise Chavez
VP

Name: _____

Its: _____

STATE OF TEXAS
~~TRAVIS~~

COUNTY OF _____

Before me, STEPHEN YELVERTON, a Notary Public of said State and County aforesaid, personally appeared Louise Chavez VP its Vice President on behalf of **OWB REO LLC** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Vice President of OWB REO LLC the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that ~~he~~ or she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of Louise Chavez VP ~~Inc.~~, by ~~himself~~ or herself as such Vice President,.

Witness my ~~hand~~ and seal, this ____ day of JAN 3 0 2015.

_____
Notary Public STEPHEN YELVERTON My Commission Expires_____

STEPHEN YELVERTON
Notary Public
STATE OF TEXAS
My Comm. Exp. August 24, 2017

OATH OF VALUE

Warranty Deed

STATE OF TENNESSEE ~~PA~~
COUNTY OF Allegheny)

I, Amy Yope,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $57,100.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yope

Affiant, Amy Yope, subscribed and sworn before me this 9 day of February, 2015.

Notary Public

My commission expires: 4/7/2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES