BILL GARRETT, Davidson County
Trans:T20150031188 DEEDWARRSP
Recvd: 04/24/15 10:46 3 pgs
Fees:18.00 Taxes:499.50

20150424-0036836

Return to:

Nations Title
404 BNA Drive
Suite 307
Nashville, Tennessee 37217

Commitment Number: 14NL44101

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:
MALCOLM STEELE, 2305 Hampton Ave Nashville Tn 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052 08 0 052.00

SPECIAL WARRANTY DEED

BAYVIEW LOAN SERVICING, LLC, hereinafter grantor, whose tax-mailing address is **4425 Ponce De Leon Blvd. 5th Floor, Coral Gables, FL 33146**, for $135,000.00 (One Hundred Thirty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **MALCOLM STEELE**, married, hereinafter grantee, whose tax mailing address is 2305 Hampton Ave Nashville Tn 37215 the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 31, AS SHOWN ON THE MAP ENTITLED SEQUOIA VALLEY, SECTION 1, OF RECORD IN PLAT BOOK 3700, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES IF ANY EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES. MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 3700, PAGE 91, SAID REGISTER'S OFFICE.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM GENE E. DAVIS AND ROSALYN DAVIS A MARRIED COUPLE RECORDED 10/8/2014 IN DOCUMENT NUMBER 20141008-0093183IN SAID COUNTY AND STATE. COMMONLY KNOWN AS: 1216 SHAWNEE ROAD, MADISON, TN 37115
Property Address is: 1216 SHAWNEE ROAD, MADISON, TN 37115

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

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 grantee forever.

Prior instrument reference: 20141008-0093183

Executed by the undersigned on April 10, 2015:

BAYVIEW LOAN SERVICING, LLC

By: _____

Its: Sonia Asencio
~~Assistant Secretary~~

STATE OF Florida
COUNTY OF Miami Dade
The foregoing instrument was acknowledged before me on April 10, 2015 by Sonia Asencio its Assistant Secretary on behalf of **BAYVIEW LOAN SERVICING, LLC** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

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

_____
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Florida
County of Miami-Dade

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10 day of April, 2015.

Affiant

Sonia Asencio
Assistant Secretary
Print Name

(Seal)

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

Notary Public

Milagros Garcia

My commission expires:

_____

_____
Print Name