Davidson County DEEDWARRSP
Recvd: 05/20/15 13:21 9 pgs
Fees:48.00 Taxes:440.30
20150520-0046627

Commitment Number: TN1-1500107-KL

After Recording, Send To:
Title365 / Post-Closing
420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, 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:
Jorge Leon Guzman, 300 Wessex Ct. Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14902013000

SPECIAL WARRANTY DEED

Bayview Loan Servicing, LLC, A Delaware Limited Liability Company, hereinafter grantor, of **4425 Ponce De Leon Blvd., 5th Floor, Coral Gables, FL 33146**, for $119,000.00 (One Hundred Nineteen Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Jorge Leon Guzman, a single man**, hereinafter grantee, whose tax mailing address is **300 Wessex Ct. Nashville, TN 37211**, the following real property:

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Oakwood, Phase 4, of record in Book 7900, Page 269, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description. APN: 14902013000
Property Address is: 4920 Oak Barrel Drive Antioch, TN 37013-1300

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.

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

Prior instrument reference: 20140604-0048420

Executed by the undersigned on May 13, 2015:

Bayview Loan Servicing, LLC, A Delaware Limited Liability Company

By: _____

Its: Sonia Asencio
Assistant Secretary

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me on May 13, 2015 by Sonia Asencio its Assistant Secretary on behalf of **Bayview Loan Servicing, LLC, A Delaware Limited Liability Company** 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 $119,000.00.
(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 $119,000.00, 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 13 day of May, 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

My commission expires:

Milagros Garcia

Print Name

SECRETARIAL CERTIFICATE
OF
BAYVIEW LOAN SERVICING, LLC

I, the undersigned, hereby certify that I am Assistant Secretary of **BAYVIEW LOAN SERVICING, LLC,** a Delaware limited liability company (the "Company"), and have knowledge of the matters contained in this Certificate. I further certify that:

1. The resolution attached hereto as **Exhibit A** was duly adopted by Written Consent of the Sole Manager of the Company on September 23, 2011, and such resolution has not been altered, amended, repealed or rescinded, and is now in full force and effect.

2. I am the duly elected and qualified Assistant Secretary of the Company and that, as such, I am authorized to execute this Certificate on behalf of the Company.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal as of the 4th day of October, 2011.

BAYVIEW LOAN SERVICING, LLC
a Delaware Limited Liability Company

Thomas F. Carr, Assistant Secretary

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 4th day of October, 2011, by Thomas F. Carr, Secretary of BAYVIEW LOAN SERVICING, LLC, a Delaware limited liability company. He is personally known to me.

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Christine Raymond
Commission # DD724014
Expires: OCT. 20, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Christine Raymond
Notary Public, State of Florida

EXHIBIT "A"

RESOLUTION

(Bayview Loan Servicing, LLC, the "Company")

RESOLVED, that the individuals ("Authorized Officers") listed on Schedule 1, attached hereto, are hereby authorized to execute, acknowledge, seal, deliver, endorse, file, record and process the following documents on behalf of the Company as necessary or desirable and appropriately completed, in the ordinary course of servicing commercial and one-to-four family residential mortgage loans, including the marketing and sale of real estate owned: deeds, mortgages; note endorsements; subordinations; modifications; lost note affidavits; assignments, satisfactions, releases and reconveyances of deeds, mortgages, subordinations, modifications and other recorded documents; checks or other instruments received by the Company and made payable to a prior servicer; hazard claims; tax authority notifications and declarations; bills of sale and other instruments of sale, conveyance and transfer; and all ordinary, appropriate or necessary endorsements, acknowledgments, affidavits and other supporting documents.

SCHEDULE 1

David Ertel	Chief Executive Officer
Richard O'Brien	President
Joel Goldman	Managing Director
Robert Oppenheim	Managing Director
Matthew Sovic	Sr. Vice President & Managing Director
Christopher Campbell	Sr. Vice President & Managing Director
John H. Fischer	Sr. Vice President & Chief Financial Officer
Brian Bomstein	Sr. Vice President & Secretary
Thomas Carr	Sr. Vice President & Assistant Secretary
Robert Repass	Sr. Vice President
Marvin Williams	Sr. Vice President
Daniel Warman	Sr. Vice President
Eve Lominac	Sr. Vice President
Dayle Rosen	Sr. Vice President
Tammie Wagovich	Sr. Vice President
Thomas Marvin	Sr. Vice President
Kathleen Sovic	Senior Vice President
Elva Neumann	Senior Vice President
Matthew Yurkon	Sr. Vice President
David Briggs	First Vice President
JoAnn Snyder	First Vice President
Antonio Chimienti	First Vice President
John D'Errico	First Vice President
Robert Hodapp	First Vice President
Glysette Piedra	First Vice President
Marilyn Coro	First Vice President
Cheryl Lofton	First Vice President
Andrea Forde	First Vice President
Mark Glassman	Vice President
Madelin Florence	Vice President
Robert Hall	Vice President
Ross Aronovitz	Vice President
Jack Silver	Vice President
Laura Hartmann	Vice President
Karen Griffith	Vice President
Richard Tarpey	Vice President
Jason Whipple	Vice President
Craig Stein	Vice President
Nellie Soto	Vice President
Diane Mikutis	Vice President
Mike Maddox	Vice President
Ana Perera	Vice President

Stacy Bucklaw	Vice President
Michael Baker	Vice President
Steve Kalka	Vice President
Kevin Jonas	Vice President
Carlos Prevolis	Assistant Vice President
Jason James	Assistant Vice President
Jennifer Hickerson	Assistant Vice President
Kari Renfroe	Assistant Vice President
Pauline Rice	Assistant Vice President
Julio Aldecocea	Assistant Vice President
Peter Suarez	Assistant Vice President
Mauro Burgio	Assistant Vice President
Tina Bado	Assistant Vice President
Julie Baumker	Assistant Vice President
Patrick Joyce	Assistant Vice President
Luis Portal	Assistant Vice President
Elaine Mitchell	Assistant Vice President
Orfa Mandulay	Assistant Vice President
Nikki Goosby	Assistant Vice President
Carlos Vega	Assistant Vice President
Andrew Ghezzi	Assistant Vice President
Sergio Serrano	Assistant Vice President
Julie Butera	Assistant Vice President
Jennifer Joyce	Assistant Vice President
Carlos Zambrano	Assistant Vice President
Matthew Coburn	Assistant Secretary
Sonia Asencio	Assistant Secretary

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:
BAYVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD, 5TH FLOOR
CORAL GABLES, FL 33146

3. (a) BUYER'S NAME AND ADDRESS:
JORGE LEON GUZMAN
300 WESSEX COURT
NASHVILLE, TN 37211

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
4920 OAK BARREL DRIVE, ANTIOCH, TN 37013-1300

5. MAIL TAX BILL TO:
300 WESSEX COURT
NASHVILLE, TN 37211

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check **one** of the following:

☒ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☒ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 119,000 00

12. DATE OF SALE (Numeric Digits): 05 / 15
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ _____ 00

14. METHOD OF FINANCING:

a. ☒ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ 00 **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
TAMMY GAUS, TITLE365
420 ROUSER RD, BLDG 3, 5TH FLOOR
CORAOPOLIS, PA 15108 Phone 412-329-6628

18. LEGAL DESCRIPTION *(attach copy if necessary)*:
LOT 6, PLAN OF OAKWOOD, PHASE 4

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Tammy Gaus
Signature of Seller/Agent

State of Pennsylvania, County of Allegheny

Subscribed and sworn to before me on this 20 day of May 20 15

Notary Public _____

Notary Expiration Date 12-7-2015

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015

Tammy Gaus
Signature of Buyer/Agent

State of Pennsylvania, County of Allegheny

Subscribed and sworn to before me on this 20 day of May 20 15

Notary Public _____

Notary Expiration Date 12-7-2015

NOTARIAL SEAL
MARK BAUWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Dec 14, 2015

True Copy Certification

I, Kristina Bohrn, 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.

Signature – Kristina Bohrn

State of Florida

County of Orange

Personally appeared before me, Angie Chester, a notary public for this county and state, Kristina Bohrn 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: 3/5/16

Notary' Seal (if on paper)

Notary Public State of Florida
Angela S Chester
My Commission EE 172881
Expires 03/05/2016