Davidson County DEEDWARRSP
Recvd: 08/14/15 09:25 5 pgs
Fees:28.00 Taxes:814.00
20150814-0081563

Commitment Number: 14NL49983
14WR27763

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219
1-800-316-4682

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:
ZELALEM B. AMARE, 4552 Red Bank Ct. Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 183050A34200CO

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 $220,000.00 (Two Hundred Twenty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **ZELALEM B. AMARE**, hereinafter grantee, whose tax mailing address is 4552 Red Bank Ct. Antioch, TN 37013, the following real property:

CERTAIN REAL ESTATE LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156 ON THE PLAN OF OCTOBER WOODS, PHASE 3, SECTION 9, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20020916-01121495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. SUBJECT TO RESTRICTIONS, DECLARATIONS, EASEMENTS, DEDICATIONS, AGREEMENTS, MEMORANDUMS, AND ASSESSMENTS, AS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED IN INSTRUMENT 20021105-

True Copy Certification

I, Sherry A. Simon, 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.

Sherry A. Simon
Signature

State of Kansas

County of Johnson

Personally appeared before me, John Kyle Ratliff, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 07/9/2017
Notary's Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 07/9/17

0136003 BEING THE SAME PROPERTY CONVEYED TO BERTRUM C. ANTHONY, A MARRIED PERSON BY WARRANTY DEED FROM YAZDIAN CONSTRUCTION, INC., A TENNESSEE CORPORATION AS RECORDED 12/29/2003 AS DOCUMENT 20031229-0183037. Nations Title Agency, Inc., as Agent for the above listed Underwriter ALTA Commitment (6-17-06) Schedule A Loan Number: 997511 Commonly Known As: 4552 RED BARK CT, ANTIOCH, TN 37013
Property Address is: 4552 RED BARK CT, ANTIOCH, TN 37013

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: _____

Executed by the undersigned on April 28, 2015:

BAYVIEW LOAN SERVICING, LLC

By: _____
Sonia Asencio

Its: Assistant Secretary

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me on April 28, 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
Milagros Garcia

Maximum principal indebtedness for Tennessee recording tax purposes is 220,000.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 220,000.00, 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 7th day of August, 2015.

Affiant

Zelalem B. Amare
Print Name

(Seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
Notary Public

My commission expires:

5-24-16

James A. Farley
Print Name