6

File No.: 15-Jenkins
STM Property ID: 15-0018107
Property Address: 403 & 407 Murfreesboro Pike, Nashville, TN 37210

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080909 DEEDWARRSP
Recvd: 09/23/15 10:08 2 pgs
Fees:13.00 Taxes:1461.50
20150923-0096588

DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC
LYKE TATUM

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: May 5/8/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol Jenkins	Carol Jenkins	10601010900
(NAME)	(NAME)	
403 & 407 Murfreesboro Pike	403 & 407 Murfreesboro Pike	10601010800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	10601011900
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bayview Loan Servicing, LLC., a Delaware Limited Liability Company,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Carol Jenkins,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Four Tracts of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Being Lots No. 3 and 4 on the Map of Minton's Subdivision of Lots No. 1, 5, and 6 of the Nance Lands as of record in Book 161, Page 95, Register's Office for said County, and more fully described as follows:

SAID Lots Nos. 3 and 4 front together 100 feet on the southerly side of Murfreesboro Pike, as widened and run back between parallel lines, 165 feet to an alley.

TRACT II:

BEING part of Lot No. 14 on the Plat of Minton's Subdivision of certain lots of the Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

SAID part of said lot fronts 39.5 feet on the easterly side of Nance Lane (formerly Hales' Avenue) and runs back between lines, 214.8 feet on the northerly line and 198 feet, more or less, on the southerly line to a dead line in the rear, on which it measures 40 feet, more or less, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Nance Lane at a point five feet northwardly of the southwesterly corner of Lot 14 as shown on said recorded plat (being the northwesterly corner of the tract conveyed by Alice Cashion et vir, and J. Campbell Jenkins et ux to L. P. Gresham and wife, Martha Gresham, by deed dated May 7, 1952, of record in Book 2045, Page 469, Register's Office for said County) thence easterly 198 feet, more or less, to a point 18 feet northwardly from the southerly line of Lot 14 (being a point in the westerly margin of the tract conveyed to Mercury Courts, Inc., by deed of record in Book 2044, Page 48, Register's Office for said County); thence northwardly with the Mercury Court, Inc., line 40 feet more or less, to the northerly line of Lot 14 as shown on said recorded plat; thence westwardly 214.8 feet to a point in the easterly margin of Nance Lane, being the northwesterly corner of Lot No. 14, as shown on said recorded plat; thence with the easterly margin of Nance Lane, southwardly 39.5 feet to the point of beginning.

TRACT III:

BEING the westerly 25 feet of Lot No. 5 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

SAID part of said Lot No. 5 fronts 25 feet on the South side of Murfreesboro Pike, as widened, by decree of record in Minute Book 56, Page 346 of the Second Circuit Court of said County, and runs back between lines 165 feet, more or less, to an alley.

TRACT IV:

BEING all that portion of Lot 2 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of the Nance Lands as of record in Book 161, Page 95, Register's Office for said County, except a strip along the front of said lot taken for the widening of Murfreesboro Pike, and in addition to said lot that portion of a 16 foot alley, now closed, lying immediately in the rear of said lot.

SAID property fronts 50-feet on the southerly side of Murfreesboro Pike, as widened, and runs back between parallel lines, 181 feet to a dead line on which it measures 50 feet.

BEING the same property conveyed to Bayview Loan Servicing, LLC, A Delaware Limited Liability Company by deed dated November 2014 from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20141120-0107021, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☑ property, known as 0 Nance Lane, Nashville, TN 37210 & 403 & 407 Murfreesboro Pike, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

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

Witness my/our hands this 18 day of September, 2015.

Bayview Loan Servicing, LLC

By: _____
Name: Sonia Asencio
Title: Assistant Secretary

State of ~~Tennessee~~ Florida
County of ~~Davidson~~ Miami-Dade

Personally appeared before me, a notary public in and for the state and county aforementioned, Sonia Asencio with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Assistant Secretary of Bayview Loan Servicing, LLC., a Delaware Limited Liability Company and that she as such _____ executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as _____.

WITNESS ~~my hand~~ and seal this 18 day of September, 2015.

_____
Notary Public
My Commission Expires:

ELIZABETH FERNANDEZ
MY COMMISSION # FF 244748
EXPIRES: August 7, 2019
Bonded Thru Notary Public Underwriters

RETURN TO:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

File No.: 15-Jenkins

Property Address: 403 & 407 Murfreesboro Pike, Nashville, TN 37210