THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Habitat for Humanity of Greater Nashville
2950 Kraft Drive
Nashville, Tn 37204

Send Tax Bills To:
SAME

Map & Parcel No.:
165-13-0-006.00

Davidson County	DEEDWARRSP
Recvd: 11/10/15 08:13	3 pgs
Fees:18.00 Taxes:425.13	
20151110-0114157	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bayview Loan Servicing, LLC,** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey **Habitat for Humanity of Greater Nashville,** (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of (revised) Section One. Peppertree Forest, of record in Book 6900, pages 973-975, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bayview Loan Servicing, LLC, by deed from Citimortgage, Inc., on August 6, 2015, of record in Instrument Number 20150904-0090353, Register's Office for Davidson County, Tennessee.

Improved property commonly known 4728 Greystone Street, Antioch, Tn 37013

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2015** real estate taxes, which are to be prorated.

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

WITNESS this the 02 day of November, **2015.**

GRANTOR:

Bayview Loan Servicing, LLC

By: Patricia Joyce/ AVP

STATE OF Florida

COUNTY OF Miami Dade

On this 02 day of November, 2015, before me, appeared Patrick Joyce AVP, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **Bayview Loan Servicing, LLC**, the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execeute the same by Limited Power of Attorney of record in Register's Office for Davidson County, State of Tennessee.

WITNESS my hand and seal at office the day and year above written.

Milagros Garcia

NOTARY PUBLIC

My Commission Expires:

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

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is **$114,900.00**

AFFIANT

Subscribed and sworn to before me, this 5th day of November, **2015.**

NOTARY PUBLIC

My Commission Expires:
7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE