BILL GARRETT, Davidson County
Trans:T20160017732 DEEDWARRSP
Recvd: 03/03/16 14:52 4 pgs
Fees:23.00 Taxes:510.60
20160303-0020624

This instrument prepared by:
George R. Arrants, Jr.
800 S. Gay Street, Ste 2500
Knoxville, TN 37929

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEON BRENNEMAN	**SAME**	**012-03-0-009.00**
2013 SUNNYSLOPE LANE	1013 Country Club Ln.	
GOODLETTSVILLE, TN 37072	Warsaw, IL 62680	

FOR AND IN CONSIDERATION of $138,000.00, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BAYVIEW LOAN SERVICING, LLC** has/have this day bargained and sold, and do hereby transfer and convey unto the said **LEON BRENNEMAN**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 AND RESERVED PARCEL "A" ON THE PLAN OF SECTION TWO, GRIZZARD MANOR, OF RECORD IN BOOK 4660, PAGE 17, AMENDED AS TO SUBJECT LOT 15 SPECIFICALLY IN BOOK 4755, PAGE 910, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 15 AND SAID RESERVED PARCEL "A" FRONT TOGETHER 284.18 FEET ON THE SOUTHWESTERLY MARGIN OFSUNNYSLOPE LANE AND EXTENDS BACK 362.4 FEET ON THE NORTHWESTERLY LINE AND 470.82 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO BAYVIEW LOAN SERVICING, LLC BY DEED IN LIEU OF FORECLOSURE FROM TIMOTHY H. BENNETT, AN UNMARRIED PERSON, DATED 6/26/15 AND RECORDED 7/17/15 IN INSTRUMENT NUMBER 20150717-0070110; AND THE SAME PROPERTY PREVIOUSLY CONVEYED TO TIMOTHY H. BENNETT BY QUITCLAIM DEED (PURSUANT TO TERMS OF DIVORCE FILED IN DAVIDSON COUNTY DOCKET NO. 06D-2886) FROM MARY T. BENNETT AKA MARY LOUISE BENNETT, DATED 4/30/07 AND RECORDED 5/3/07 IN INSTRUMENT

NUMBER 20070503-0052870; AND PREVIOUSLY CONVEYED TO TIMOTHY H. BENNETT AND WIFE, MARY T. BENNETT BY WARRANTY DEED FROM CHARLES EDWARD DIATIKAR AND WIFE, WANDA DIATAKAR, DATED 11/6/87 AND RECORDED 11/13/87 IN BOOK 7402, PAGE 306, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
Property known as: **2013 SUNNYSLOPE LANE, GOODLETTSVILLE, TN 37072.**

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

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this _____ the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BAYVIEW LOAN SERVICING, LLC

By: _____

Name: Sonia Asencio

Title: Assistant Vice President

STATE OF Florida)

COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 25 day of FEB, 20 16, by SONIA ASENCIO, who is personally known to me (or satisfactorily proven) to be the AVP of BAYVIEW LOAN SERVICING, LLC the _____ herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

JULIETH SALVATIERRA
MY COMMISSION # FF 954713
EXPIRES: January 27, 2020
Bonded Thru Notary Public Underwriters

_____
Notary Public

My Commission Expires: _____

I/WE hereby swear or affirm that actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 138,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

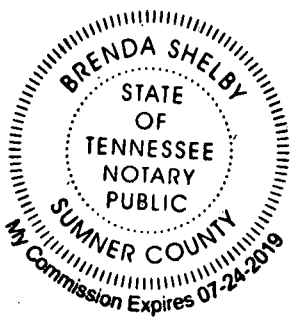
Affiant

STATE OF TN

COUNTY OF Sumner

Subscribed and sworn before me this 26 day of Feb, 2016.

(seal)



Notary Public

My Commission Expires: