THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Suite 608
Seminole, FL 33777

Davidson County DEEDWARRSP
Recvd: 03/31/16 14:06 5 pgs
Fees:28.00 Taxes:980.13
20160331-0030622

When Recorded Return To:
Carrington Title Services, LLC
6100 Tennyson Parkway, Suite 100
Plano, TX 75024

New Owner(s) Address & Mail Tax Statements To:
GVB Group LLC
P.O. Box 431
Fremont, MI 49412

Property Tax ID#: 05000011000
Ref. #: 15-0019576

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 15 day of March, 2016, by and between BAYVIEW LOAN SERVICING, LLC, whose address is 4425 Ponce De Leon Blvd 5th Floor, Coral Gables, FL 33146, Grantor, and GVB GROUP LLC, organized and existing under the laws of the state of -, whose address is P.O. Box 431, Fremont, MI 49412, Grantee.

Witnesseth:

That for and in consideration of the sum of **Two Hundred Sixty-Four Thousand, Nine Hundred and 00/100 ($264,900.00) Dollars,** and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, the following described real estate:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 3600 Trail Hollow Lane, Whites Creek, TN 37207

To have and to hold unto the said Grantee, in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

BAYVIEW LOAN SERVICING, LLC

By: _____ Title: _____

Sonia Asencio

Assistant Vice President

Printed Name

STATE OF FLORIDA }

COUNTY OF MIAMI-DADE }

On this 15 day of MAR, 2016, before me, personally appeared SONIA ASENCIO who is a/the AVP of BAYVIEW LOAN SERVICING, LLC, on behalf of said company, to me known to be the person described in and who executed the foregoing instrument on behalf of said company, and who acknowledged the execution of same to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

_____

Notary Public

My Commission Expires: _____

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

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $264,900, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 16 day of March, 2016.

Notary Public
My Commission Expires: 5/2/17

KELLI WELCH
Notary Public, State of Texas
Comm. Expires 05-02-2017
Notary ID 124888167

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
GVB Group LLC
PO-Box 431
Fremont, MI 49412

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING MORE FULLY DESCRIBED ACCORDING TO A SURVEY DATED NOVEMBER 18, 1983 PREPARED BY RAGAN-SMITH-MURPHY & ASSOCIATES, INC., JOB NO. 83-054, AS FOLLOWS:

TO REACH THE BEGINNING FROM AN IRON PIN SET IN THE SOUTHEASTERLY BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO J.D. SOUTHERLAND BY DEED AS OF RECORD IN BOOK 2702, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO C.W. CONE ET UX BY DEED AS OF RECORD IN BOOK 1847, PAGE 522, SAID REGISTER'S OFFICE, PROCEED; SOUTH 83 DEGREES 15 MINUTES 51 SECONDS EAST 245.40 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE, NORTH 47 DEGREES 25 MINUTES 37 SECONDS EAST 947.95 FEET TO A POINT IN THE CENTER OF A 50 FOOT PRIVATE DRIVE; THENCE, WITH THE CENTER OF SAID DRIVE SOUTH 49 DEGREES 13 MINUTES 50 SECONDS EAST 112.72 FEET; THENCE, WITH A 913.08 FOOT RADIUS CURVE TO THE RIGHT 199.21 FEET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 58 MINUTES 49 SECONDS EAST 198.81 FEET; THENCE SOUTH 36 DEGREES 43 MINUTES 49 SECONDS EAST 114.44 FEET; THENCE WITH A 175.00 FOOT RADIUS CURVE TO THE RIGHT 140.79 FEET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 40 MINUTES 59 SECONDS EAST 137.02 FEET; THENCE SOUTH 9 DEGREES 19 MINUTES 29 SECONDS WEST 122.11 FEET; THENCE, WITH A 350.00 FOOT RADIUS CURVE TO THE LEFT 151.34 FEET, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 3 DEGREES 01 MINUTES 24 SECONDS EAST 150.17 FEET; THENCE, SOUTH 15 DEGREES 24 MINUTES 39 SECONDS EAST 49.32 FEET TO THE NORTHERLY BOUNDARY LINE OF MARIE HUDSON, TAX MAP 50 PARCEL 2; THENCE, WITH THE NORTHERLY BOUNDARY LINE OF HUDSON NORTH 83 DEGREES 15 MINUTES 51 SECONDS WEST 1028.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES, MORE OR LESS.

The source of title is recorded at Instrument Number 20150820-0084033, in the Register's Office for Davidson County, Tennessee.

Property Address: 3600 Trail Hollow Lane, Whites Creek, TN 37207

Tax ID#: 05000011000

True Copy Certification

I, Kelli Welch, 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.

Kelli Welch
Signature

State of Texas

County of Collin

Personally appeared before me, Tamara J Williams, a notary public for this county and state, Kelli Welch who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tamara J Williams
Notary's Signature

My Commission Expires: 5/18/2018
Notary Seal (if on paper)

TAMARA J WILLIAMS
My Commission Expires
May 18, 2018