Davidson County DEEDWARRSP
Recvd: 04/25/16 11:45 5 pgs
Fees:28.00 Taxes:257.67
20160425-0039882

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

SERENA HADDAD
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

AMROLLAH SHARIFI
NAIM SHARIFI
4605 TODDINGTON DRIVE
NASHVILLE, TN 37201

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY-NINE THOUSAND SIX HUNDRED FORTY-ONE AND 25/100 Dollars ($69,641.25) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BAYVIEW LOAN SERVICING, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd., 5th Floor, Coral Gables, FL 33146, hereby sells, transfers and conveys to AMROLLAH SHARIFI and NAIM SHARIFI, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 4605 Toddington Drive, Nashville, TN 37201, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1316 Priest Woods Ct., Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

[Note: This deed is a Special Warranty Deed. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

The Grantee(s), or purchaser(s), of the Property cannot re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

PIN NO: 108 16 0 044.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Special Warranty Deed

WITNESS my hand and seal this 18 day of MAR, 20 16.

GRANTOR:

Bayview Loan Servicing, LLC, a Delaware limited liability company

By: _____
Printed Name: Sonia Asencio
Title: Assistant Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SONIA ASENCIO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the AVP of Bayview Loan Servicing, LLC, a Delaware limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 18 day of MAR, 2016.

[Affix Notary Seal]

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

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

EXHIBIT A

[Legal Description]

SITUATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 22-A ZONE LOT DIVISION, LOTS 22 AND 23, LAKE VIEW HILLS, NO. 22-B, ON THE PLAN OF LAKE VIEW HILLS, 23-A ON THE PLAN OF LAKEVIEW HILLS AND 23-B ON THE PLAN OF LAKEVIEW HILLS, PLAT BOOK 5800, PAGE 391, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO ALL VALID RESTRICTIVE COVENANTS AND EASEMENTS, IF ANY, WHICH MAY BE APPARENT FROM AN INSPECTION OF THE PREMISES.

APN: 108160044

BEING THE SAME PROPERTY CONVEYED TO BAYVIEW LOAN SERVICING, LLC BY DEED FROM RONALD COHEN, AN UNMARRIED MAN RECORDED 02/03/2016 IN 201602030010563, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20160203-0010563 on February 3, 2016.

PIN NO: 108 16 0 044.00

STREET ADDRESS:

1316 Priest Woods Ct., Nashville, TN 37214

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $ 69,641.25.

GRANTEE Agent

Grantee signature _____
~~Amrollah Sharifi~~ Sonia V Dobrzynski

Subscribed and sworn to under oath before me, this 22 day of April, 2016.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: Oct 5, 2017

[Affix Notary Seal]

ALEXA D. DAVISON
Commission # 2044269
Notary Public - California
Los Angeles County
My Comm. Expires Oct 5, 2017

True Copy Certification

I, Sonia V Dobrzynski, 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 CA

County of Los Angeles

Personally appeared before me, Alexa Davison a notary public for this county and state, Sonia V Dobrzynski who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct 5, 2017

Notary' Seal (if on paper)

ALEXA D. DAVISON
Commission # 2044269
Notary Public - California
Los Angeles County
My Comm. Expires Oct 5, 2017