SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,088.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 10 2015
(AFFIX SEAL)

JESSICA LINDLER NOTARY PUBLIC SOUTH CAROLINA Expires Oct. 20, 2015

BILL GARRETT, Davidson County
Trans:T20090032532 DEEDWARR
Recvd: 05/18/09 09:57 2 pgs
Fees:13.00 Taxes:533.13
20090518-0045238

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael and Luann Brent	same	
(NAME)	(NAME)	
5025 Hillsboro Pike, Apt. 23E		131-01-0-D 205.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MICHAEL BRENT AND LUANN BRENT**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 205, also known as Unit 23 E and H, Georgetown Condominium Apartments, as shown on Plat of record in Plat Book 5200, page 4, and as established under Master Deed of record in Book 5211, page 325, Register's Office for Davidson County, Tennessee, to which plat and Master Deed reference are hereby made for a more complete description thereof..

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20081209-0118730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) Restrictive Covenants of record in Book 7873, page 859, Book 4308, page 575 and Book 4308, page 650, said Register's Office; and (c) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604.

unimproved ☐

This is improved ☒ property, known as 5025 Hillsboro Pike, Apt. 23E, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. 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.

Witness my hand this 8th day of April, 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17

BY: COUNTRYWIDE HOME LOANS Servicing LP

BY: _____ _____

IT'S: Rocio Iniguez, Asst. Secretary Melissa Listhrop, Asst. Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Rocio Iniguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP, which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17, the within named bargainor, and that he or she as such Asst. Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17, as the Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP which is the attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17, and declared that he or she as such Asst. Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP executed this instrument as the free act and deed of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17.

WITNESS my hand and official seal this 8th day of April, 2009.

_____
Notary Public

My Commission Expires: _____

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011