SPECIAL WARRANTY DEED

STATE OF TEXAS
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,300.00

Maria E Castillo
Affiant Maria E Castillo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF MAY, 2009.

Bobbi Laughlin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012

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
RICKY JONES	Ricky Jones	
(NAME)	(NAME)	
5301 FLAGSTONE DRIVE	5301 Flagstone Drive	176-02-0 079.00
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	Antioch TN 37013	
(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 SERIES 2005-16,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RICKY JONES**, 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:

Lot No. 222 of Peppertree Forest Subdivision, Section 19, as of record in Plat Book 7900, Page 783, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20090430-0039199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) All matters appearing on the plan of record in Plat Book 7900, Page 783, Register's Office for Davidson County, Tennessee; and (c) all restrictive covenants, 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 5301 FLAGSTONE DRIVE, ANTIOCH, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20090034681 DEEDWARR
Recvd: 05/27/09 09:29 2 pgs
Fees:13.00 Taxes:371.11
20090527-0048397

Witness my hand this 8 day of May, 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED SERIES 2005-16

BY: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS

BY: _____ _____

ITS: Lizeth Garcia, Asst Secretary

Maria E Castillo, Asst Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lizeth Garcia, 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 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED SERIES 2005-16**, 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 SERIES 2005-16** as the Asst Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED SERIES 2005-16**, and declared that he or she as such _____ (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____ executed this instrument as the free act and deed of **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED SERIES 2005-16**

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

_____
Notary Public

My Commission Expires: _____

BOBBI LAUGHLIN
My Commission Expires
July 30, 2012