SPECIAL WARRANTY DEED

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 10 2015

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090045089 DEEDWARR
Recvd: 07/06/09 12:37 2 pgs
Fees:13.00 Taxes:658.60
20090706-0062564

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

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
ELVIR BAZDAREVIE AND LAUREN BAKER	ELVIR BAZDAREVIE AND LAUREN BAKER	
(NAME) 1101 WILDWIND COURT	(NAME) 1101 WILDWIND COURT	114-07-0-B 110.00
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) NASHVILLE, TN 37209	
(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 2004-12**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ELVIR BAZDAREVIE AND LAUREN BAKER**, 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. 98, on the Plan of Section Four, Westchase, of record as Instrument No. 20040204-0013784, 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 Successor Trustee's Deed of record in Instrument No. 20081027-0107112, 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 Instrument No. 20040204-0013784, Register's Office for Davidson County, Tennessee; (c) Restrictions of record in Instrument No. 200211260146387; Book 751, Page 374; Book 787, Page 13; Book 787, Page 14; Book 5222, Page 720; Book 8626, Page 852; Book 2484, Page 315: and Instrument No. 20021104-0134795; and (d) 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 1101 WILDWIND COURT, NASHVILLE, TN 37209

(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 26th day of May, 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-12

BY: BAC HOME LOAN Servicing LP FKA COUNTRYWIDE HOME LOAN

BY: _____

IT'S: Rocio Iniguez, Asst. Secretary

_____

Fadarryl Lundy, 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 BAC HOME LOAN Servicing LP FKA COUNTRYWIDE HOME LOAN Servicing LP, which is the attorney in fact for **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-12**, 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 2004-12** as the Asst. Secretary (Officer) of BAC HOME LOAN Servicing LP FKA COUNTRYWIDE HOME LOAN Servicing LP, which is the attorney in fact for **BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-12**, and declared that he or she as such Asst. Secretary (Officer) of BAC HOME LOAN Servicing LP FKA COUNTRYWIDE HOME LOAN 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 2004-12.**

WITNESS my hand and official seal this 26th day of May, 2009.

_____
Notary Public

My Commission Expires: _____

My Commission Expires: _____

NOTARY PUBLIC STATE OF TEXAS
AMY SPRIET
My Commission Expires
October 8, 2012