SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Lexington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 10 2015
(AFFIX SEAL)

Nathn09-8987

NA TITLE CORP
803-796-5066
3231 SUNSET BLVD, SUITE B
WEST COLUMBIA, SC 29169

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
Tony Deshay Gooch, Sr. (NAME)	Tony Deshay Gooch, Sr. (NAME)	
3904 Meadow Road (ADDRESS)	PO Box 1591 (ADDRESS)	069-04-0 067.00
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Antioch TN 37011 (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 SUCCESSOR IN INTEREST TO J. P. MORGAN CHASE BANK, N.A. AS TRUSTEEE FOR CWABS 2004-J**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TONY DESHAY GOOCH, SR.**, HEREINAFTER CALLED THE GRANTEE, 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 Lots No. 18 and 19 on the Plan of Block AA, Fairview Subdivision, of record in Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof

Being the same property conveyed to Grantor by Quitclaim Deed of record in Instrument #20090326-0027419, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) restrictions of record in Book 1130, page 54, 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 3904 Meadow Road, Nashville, Tennessee 37218
(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:T20090065462 DEEDWARR
Recvd: 09/25/09 09:46 3 pgs
Fees:18.00 Taxes:247.90
20090925-0089150

Witness my hand this 27 day of August, 2009.

BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO J. P. MORGAN CHASE BANK, N.A. AS TRUSTEEE FOR CWABS 2004-J

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

BY: Renee Dewey
Renee Dewey

IT'S: Asst. Secretary

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State, personally appeared _____, 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 _____ (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO J. P. MORGAN CHASE BANK, N.A. AS TRUSTEEE FOR CWABS 2004-J, the within named bargainor, and that he or she as such _____(Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO J. P. MORGAN CHASE BANK, N.A. AS TRUSTEEE FOR CWABS 2004-J, as the _____ (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS _____, which is the attorney in fact for BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO J. P. MORGAN CHASE BANK, N.A. AS TRUSTEEE FOR CWABS 2004-J, 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 SUCCESSOR IN INTEREST TO J. P. MORGAN CHASE BANK, N.A. AS TRUSTEEE FOR CWABS 2004-J.

WITNESS my hand and official seal this ____day of _____, 2009.

_____
Notary Public

My Commission Expires: _____

California All-Purpose Acknowledgment

State of California)
) ss.
County of Ventura)

On August 27, 2009 before me, Orobah Fakhouri
Notary Public, personally appeared Renee Delvey

who proved to me on the basis of satisfactory evidence to be person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

OROBAH FAKHOURI
Commission # 1764387
Notary Public - California
Ventura County
My Comm. Expires Aug 28, 2011

Signature of Notary Public

OPTIONAL

Though the information below is not required by lay, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Documents: SCD

Document Dated: 8/27/09 Number of Pages: 2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer – Title(s):
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer is Representing: