SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090065926 DEEDWARR
Recvd: 09/28/09 14:45 2 pgs
Fees:13.00 Taxes:469.90
20090928-0089955

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant Bobbi Laughlin

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LES GEURIN
My Commission Expires
February 14, 2011

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
Lanisa L. Dorse	New owner	
(NAME)	(NAME)	018-12-0-A 023.00 CO
116 Mavella Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-05**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **LANISA L. DORSE**, 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 Lot No. 23 on the Plan of Emerald Cove Subdivision, of record in Plat Book 6900, pages 629, 630 and 631, as amended in Plat Book 9112, page 29, 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 Substitute Trustee's Deed of record in Instrument No. 20090820-0078328, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) restrictions of record in Book 7511, page 581, said Register's Office; (c) plat of record in Plat Book 6900, pages 621-631 as amended in Plat Book 9112, page 29, said Register's Office; (d) easements of record in Book 4956, page 181 and Book 7653, page 282; and (e) 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 116 Mavella Court, Goodlettsville, Tennessee 37072
(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 27 day of August, 2009.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-05

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

BY: _____ _____

IT'S: Lizeth Garcia, Asst Secretary Bobbi Laughlin, 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, Asst Secretary, 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 Servicing LP, which is the attorney in fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-05, 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-05, as the Servicing LP (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS Servicing LP, which is the attorney in fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-05, and declared that he or she as such Asst Secretary (Officer) of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS Servicing LP executed this instrument as the free act and deed of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-05.

WITNESS my hand and official seal this 27 day of August, 2009.

_____
Notary Public

My Commission Expires: _____

LES GEURIN
My Commission Expires
February 14, 2011