SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Lexington
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA EXPIRES JULY 28, 2018

Return to:

NA Title Corporation
3231 Sunset Boulevard
Suite B
West Columbia, SC 29169

NATTN10-1305

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
Ryan B. Small	Ryan B. Small	
(NAME)	(NAME)	
710 Hillwood Blvd	710 Hillwood Blvd.	103-09-0 106.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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 AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH 2006-16 MORTGAGE PASS-THROUGH CERTIFICATED, SERIES 2006-16**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RYAN B. SMALL**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A C PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSE FOLLOWS, TO-WIT:

BILL GARRETT, Davidson County
Trans:T20100019392 DEEDWARRSP
Recvd: 04/05/10 11:00 2 pgs
Fees:13.00 Taxes:1596.92
20100405-0024893

Being Lot No. 272 on the Plan of Hillwood Subdivision Section I of record in Plat Book 3700, page 140, Amended in Book 5145, page 327 and Book 10266, page 453 and Instrument No. 20010301-0018845, 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 #20090204-0009478, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) 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; (c) Restrictive Covenants of record in Book 4170, page 562, Book 3700, page 140 and amended in Book, 5145, page 327 and Book 10266, page 453 said Register's Office; (d) all other matters appearing of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 710 Hillwood Blvd, Nashville, TN 37205

(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 10 day of March, 2010.

The BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH 2006-16 MORTGAGE PASS-THROUGH CERTIFICATED, SERIES 2006-16

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

BY: _____
Maria E Castillo

IT'S: Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Maria E Castillo, 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 Assistant 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 AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH 2006-16 MORTGAGE PASS-THROUGH CERTIFICATED, SERIES 2006-16, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH 2006-16 MORTGAGE PASS-THROUGH CERTIFICATED, SERIES 2006-16, as the Assistant 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 AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH 2006-16 MORTGAGE PASS-THROUGH CERTIFICATED, SERIES 2006-16, and declared that he or she as such Assistant 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 AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC. CHL MORTGAGE PASS-THROUGH 2006-16 MORTGAGE PASS-THROUGH CERTIFICATED, SERIES 2006-16.

WITNESS my hand and official seal this 10 day of March, 2010.

_____
Notary Public

My Commission Expires: _____

