SPECIAL WARRANTY DEED

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 2010

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100019935 DEEDWARRSP
Recvd: 04/06/10 10:30 2 pgs
Fees: 13.00 Taxes: 166.50

20100406-0025558

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT11264

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenny J Shewmake	Kenny J. Shewmake	119-15-0-149.00
(NAME) 131 Neese Drive	(NAME)	
(ADDRESS)	(ADDRESS) 440 Mtn. Top Lane	
Nashville TN 37211	Cookeville, TN. 38506	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank N.A. as trustee for the benefit of the Certificateholders of Poplar ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kenny J Shewmake,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 15, Neese Heights, as shown on plat of record in Plat Book 1424, Page 114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said property being further conveyed to The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank N.A. as trustee for the benefit of the Certificateholders of Poplar ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4 by Substitute Trustee's Deed from Germaine Duncan, Vice President, Nationwide Trustee Services, Inc., Substitute Trustee, dated January 28, 2010 and recorded on February 4, 2010 in Instrument No. 20100204-0008901, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 131 Neese Drive Nashville 37211
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Kenny J Shewmake, and his/her/their assigns, forever.

Said The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank N.A. as trustee for the benefit of the Certificateholders of Poplar ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank N.A. as trustee for the benefit of the Certificateholders of Poplar ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4, has executed this deed this ~~28th~~ 29 day of March, 2010

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank N.A. as trustee for the benefit of the Certificateholders of Poplar ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4 by Litton Loan Servicing, LP, Attorney in Fact

by

Sandra Castille
VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Litton Loan Servicing, LP, the Attorney in Fact of said The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank N.A. as trustee for the benefit of the Certificateholders of Poplar ABS, Inc. Mortgage Pass-Through Certificates Series 2005-4, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20090819-0077935, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this ~~26th~~ 29 day of March, 2010

Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT11264