SPECIAL WARRANTY DEED

STATE OF TEXAS
COUNTY OF COLLIN

BILL GARRETT, Davidson County
Trans: T20100030789 DEEDWARRSP
Recvd: 05/21/10 13:16 2 pgs
Fees: 13.00 Taxes: 2169.68

20100521-0039387

HE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS EATER, FOR THIS TRANSFER IS $586,400.00

Affiant Janice Jones

UBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 AY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

SANDRA LYN COLGROVE
My Commission Expires
October 29, 2012

Return to:

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

NATTN 10-1572

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
Daniel A. Barocas and Adina Cogan Barocas	Daniel A. Barocas & Adina Cogan Barocas	
(NAME)	(NAME)	
305 West End Place	305 W. End Place	10405358.00
(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 Mellon FKA The Bank of New York as Successor to JPMorgan Chase Bank, N.A. as Trustee for the Certificateholders of Bear Stearns Alt-A Trust 2005-7 Mortgage Pass-Through Certificates, Series 2005-7**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Daniel A. Barocas and Adina Cogan Barocas,** 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:

BEING LOT NO. 270 ON THE MAP OF THE RICHLAND REALTY COMPANY'S SECOND SUBDIVISION, DIVISION "B" OF RECORD IN BOOK 332, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE SAME AS LOT NO. 270 ON THE PLAN OF THE RICHLAND REALTY COMPANY'S FIRST ADDITION TO SUBDIVISION "B" OF RECORD IN BOOK 332, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Grantor who acquired title by Corrective Substitute Trustee's Deed recorded 4/30/2010 in Instrument No. 20100430-0032908, 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 and all matters appearing on the plan of record in Plat Book 332, Page 92 and Plat Book 332, Page 174, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 305 West End Place, 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 17 day of May, 2010.

The Bank of New York Mellon FKA The Bank of New York as Successor to JPMorgan Chase Bank, N.A. as Trustee for the Certificateholders of Bear Stearns Alt-A Trust 2005-7 Mortgage Pass-Through Certificates, Series 2005-7,

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP BY BAC GP, LLC, ITS GENERAL PARTNER

BY: _____
Maria E Castillo
Assistant Secretary
IT'S: _____

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 GP, LLC, GENERAL PARTNER 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 Successor to JPMorgan Chase Bank, N.A. as Trustee for the Certificateholders of Bear Stearns Alt-A Trust 2005-7 Mortgage Pass-Through Certificates, Series 2005-7, 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 Mellon FKA The Bank of New York as Successor to JPMorgan Chase Bank, N.A. as Trustee for the Certificateholders of Bear Stearns Alt-A Trust 2005-7 Mortgage Pass-Through Certificates, Series 2005-7, as the Assistant Secretary(Officer) of BAC GP, LLC, GENERAL PARTNER 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 Successor to JPMorgan Chase Bank, N.A. as Trustee for the Certificateholders of Bear Stearns Alt-A Trust 2005-7 Mortgage Pass-Through Certificates, Series 2005-7, and declared that he or she as such Assistant Secretary(Officer) of BAC GP, LLC, GENERAL PARTNER 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 Successor to JPMorgan Chase Bank, N.A. as Trustee for the Certificateholders of Bear Stearns Alt-A Trust 2005-7 Mortgage Pass-Through **Certificates, Series 2005-7.**

WITNESS my hand and official seal this 17 day of May, 2010.

My Commission Expires_____

NOTARY: _____

SANDRA LYN COLGROVE
My Commission Expires
October 29, 2012