SPECIAL WARRANTY DEED

STATE OF _____
COUNTY OF _____

"HE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS :ATER, FOR THIS TRANSFER IS $257.253.00

Affiant

BSCRIBED AND SWORN TO BEFORE ME, THIS THE 20
AY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) HANNICA MCSHAN
My Commission Expires
November 24, 2012

BILL GARRETT, Davidson County
Trans:T20100048573 DEEDWARRSP
Recvd: 08/06/10 10:06 2 pgs
Fees:13.00 Taxes:951.84
20100806-0061982

Return to:

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

TN10-10079

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
Shonta N. Woodbury and Gretta C. Woodbury	Shonata N. Woodbury & Gretta C. Woodbury	
(NAME)	(NAME)	
1225 Wexford Downs Lane	1225 Wexford Downs Ln.	172140A076.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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 F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-13**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Shonta N. Woodbury and Gretta C. Woodbury,** 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. 23 on the Plan of Section Two, Wexford Downs of record in Book 9700, Pages 593 and 594, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20100121-0005219, 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) Charter for Wexford Downs contained or record in Book 10500, Page 444, said Register's Office; (i) Subject to Deed of Conveyance of record in Book 11201, Page 766, Book 11444, Page 149 and Book 11444, Page 177, said Register's Office; (j) Subject to Quit Claim Deed to Wexford Downs Homeowner's Association of record in Book 10937, Page 789 and Book 10937, Page 791, said Register's Office; (k) Easement to Nashville Gas Co. noted of record in Book 10359, Page 615, said Register's Office; (c) Restrictive Covenants of record in Restrictive Covenants Book 10292, Page 51, and Restrictive Covenants Book 10792, Page 822, said Register's Office; (d) all matters appearing on the plan of record in Book 9700, Page 593 , said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1225 Wexford Downs Lane, Nashville, TN 37211

(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 20 day of July, 2010.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED .CERTIFICATES, SERIES 2005-13

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

BY: _____
Walid M Mouneimne

IT'S: Asst Secretary

STATE OF Texas)
COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Walid M Mouneimne, 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 F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-13, 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 F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-13, as the 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 F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-13, 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 F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-13.

WITNESS my hand and official seal this 20 day of July, 2010.

_____
Notary Public

My Commission Expires: _____

HANNICA MCSHAN
My Commission Expires
November 24, 2012