SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 11/30/10 13:21 2 pgs
Fees:13.00 Taxes:98.05
20101130-0095149

Return to:

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

BRITTNI BAINGO
COMM. # 1896269
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Expires
July 23, 2014

TN 10 - 10544

STATE OF California
COUNTY OF Ventura

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant Frances Moreno

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF November, 2010.

Notary Public Brittni Baingo

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Brian E. Pederson	Brian E. Pederson	
(NAME)	(NAME)	69.16-88.00.
1612 Ashton Avenue	1612 Ashton Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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 2006-14**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Brian E. Pederson,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 10, on the Map of the Subdivision of A.T. Putman's 7 ½ acre tract, not of record, described according to a Survey made by John M. Sullivan, County Surveying, October 5, 1946, as follows:

BEGINNING on the Southerly margin of Ashton Avenue, at a point 70 feet West of the Northwest corner of the property conveyed to Jettora Wamack by Deed from A.T. Putman and wife, of record in Book 1515, Page 222, Register's Office for said County, being the corner of Lots Nos. 9 and 10; thence with said Avenue, Westwardly 70 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots Southwardly 224.75 feet; thence Eastwardly 70 feet to the corner of said Lots Nos. 9 and 10; thence with the line between said two lots, Northwardly 224.5 feet to the beginning.

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument #20091229-0117807, 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.

unimproved ☐

This is improved ☒ property, known as 1612 Ashton Avenue, Nashville, TN 37218
(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 19 day of November, 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 2006-14

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP as atty in fact.

BY: _____
Frances Moreno

IT'S: Assistant Secretary

STATE OF CA)
COUNTY OF Ventura)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Frances Moreno, 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 _____ (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 2006-14, the within named bargainor, and that he or she as such _____ (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 2006-14, as the _____ (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 2006-14, and declared that he or she as such _____ (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 2006-14.

WITNESS my hand and official seal this 19 day of November, 2010.

_____
Notary Public

BRITTNI BAINGO
COMM. # 1896269
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
My Commission Expires
July 23, 2014

True Copy Certification

I, Lillian M. Snow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of SC

County of Lexington

Personally appeared before me, Kaitlyn Skinner, a notary public for this County and State, Lillian M. Snow, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

KAITLYN SKINNER
NOTARY PUBLIC
SOUTH CAROLINA
JULY 30, 2018