SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 02/16/11 09:41 2 pgs
Fees:13.00 Taxes:162.80
20110216-0013130

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

STATE OF TEXAS
COUNTY OF COLLIN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Affiant Maria E. Castillo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES: Lizeth Garcia
(AFFIX SEAL)

LIZETH GARCIA
My Commission Expires
July 15, 2012

TN11-10514
10-4-284468

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
Bryan Stone and Angelia Stone	Bryan Stone and Angelia Stone	
(NAME)	(NAME)	
504 Nawakwa Trail	504 Nawakwa Trail	053-13-0-034.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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 BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-9**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Bryan Stone and Angelia Stone,** 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 Davidson County, Tennessee, being the easterly one-half of Tract No. 5 on the Map of Nawakwa Hills West End Section being a subdivision of Kentucky and Graves 45 acres tract, as of record in Book 974, Page 96, Register's Office for said County and described according to copy of a survey dated September 25, 1967, made by T.R. Sanford Engineer. The said easterly one-half of Tract No. 5 fronts 52.3 feet on the northerly side Nowakwa Trail and runs back in a northerly direction from the center of Nawakwa Trail 1257 feet more or less on the easterly line and 1247.5 feet, more less on the westerly line, to a dead line measuring 60 feet thereon.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument No. 20100601-0041765, said Register's Office.

This conveyance is subject to (a) 2011 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 974, Page 96,sa id Register's Office.

unimproved ☐
This is improved ☒ property, known as 504 Nawakwa Trail, Madison, TN 37115
(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 10th day of February, 2011.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-9

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

BY: Bobbi Laughlin

IT'S: Bobbi Laughlin, Assistant Secretary

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Bobbi Laughlin, 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 MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-9, 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 F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-9, 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 MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-9, 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 MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-9.

WITNESS my hand and official seal this 10 day of February, 2011.

Notary Public

NOTARY PUBLIC STATE OF TEXAS
LIZETH GARCIA
My Commission Expires
July 15, 2012

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

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES JULY 28, 2018

My Commission Expires:
Notary's Seal if on paper