SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 02/17/11 09:48 2 pgs
Fees:13.00 Taxes:1209.61
20110217-0013445

Return to:

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

STATE OF SC
COUNTY OF Lexington
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,922.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Feb, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA LINDSAY NOTARY PUBLIC SOUTH CAROLINA Expires Oct. 20, 2016

TN10-10217 09-4-591045

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
Michael E. Shaw and Toinetta F. Shaw	Same	
(NAME)	(NAME)	171080A053.00
921 S. Lane Court	921 S. Lane Ct.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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 SUCCESSOR TO JP MORGAN CHASE BANK, NA, AS INDENTURE TRUSTEE ON BEHALF OF CWHEQ, INC. REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2006-A**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Michael E. Shaw and Toinetta F. Shaw,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF COTTONPORT PLANTATION, PHASE III, AS OF RECORD IN BOOK 6900, PAGE 951, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20100701-0051597, 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 6900, Page 951, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 921 S. Lane Court, Brentwood, TN 37027
(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 29 day of October, 2010.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JP MORGAN CHASE BANK, NA, AS INDENTURE TRUSTEE ON BEHALF OF CWHEQ, INC. REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2006-A

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

BY: Dawn Eddings
Dawn Eddings

IT'S: Assistant Secretary

STATE OF California)
COUNTY OF Ventura)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Dawn Eddings, 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 SUCCESSOR TO JP MORGAN CHASE BANK, NA, AS INDENTURE TRUSTEE ON BEHALF OF CWHEQ, INC. REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2006-A, 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 SUCCESSOR TO JP MORGAN CHASE BANK, NA, AS INDENTURE TRUSTEE ON BEHALF OF CWHEQ, INC. REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2006-A, 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 SUCCESSOR TO JP MORGAN CHASE BANK, NA, AS INDENTURE TRUSTEE ON BEHALF OF CWHEQ, INC. REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2006-A, 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 SUCCESSOR TO JP MORGAN CHASE BANK, NA, AS INDENTURE TRUSTEE ON BEHALF OF CWHEQ, INC. REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2006-A.

WITNESS my hand and official seal this 29 day of October, 2010.

Notary Public : Doreen Korven

My Commission Expires. March 8, 2012

DOREEN KORVEN
Commission # 1792679
Notary Public - California
Ventura County
My Comm. Expires Mar 8, 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 13, 2018

[My Commission Expires]
Notary's Seal (if on paper)