SPECIAL WARRANTY DEED

STATE OF SC
COUNTY OF Lexington
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA EXPIRES JULY 28, 2018

Return to:

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

TN11-105540 10-4-271754

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
PTE Development LLC (NAME)	Phil Baumgart (NAME)	
234 Elm Street (ADDRESS)	2479 Murfreesboro Rd # 102 (ADDRESS)	04313036100
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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 OF CWABS 2004-01, BY BAC HOME LOANS SERVICING, LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **PTE Development LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Davidson County DEEDWARRSP
Recvd: 04/29/11 16:19 3 pgs
Fees:18.00 Taxes:48.10
20110429-0033030

Being all of Lot No. 21 of Block "I" on the plan of Forest Park Subdivision at Madison, Tennessee, as the same appears of record in Book 843, Page 44, Register's Office for said County and more particularly described as follows:

Said Lot No. 21 fronts 50 feet on the southerly side of Elm Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20100517-0037703, 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 843, Page 44, said Register's Office.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

unimproved ☐
This is improved ☒ property, known as 234 Elm Street, 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 8th day of April, 2011.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2004-01

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

BY: Dawn Eddings

Dawn Eddings, Assistant Secretary

IT'S: _____

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a notary public in and for said County and State, personally appeared _____, 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 OF CWABS 2004-01, 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 OF CWABS 2004-01, 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 OF CWABS 2004-01, 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 OF CWABS 2004-01.

WITNESS my hand and official seal this ____day of _____, 2011.

See Attached

_____
Notary Public

My Commission Expires: _____

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.

Lillian M Snow
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 31, 2018

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

ACKNOWLEDGMENT

State of California
County of VENTURA

On April 8, 2011 before me, FERNANDO REYES MAYORGA
(insert name and title of the officer)
- NOTARY PUBLIC -

personally appeared DAWN EDDINGS
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

FERNANDO REYES MAYORGA
Commission # 1775590
Notary Public - California
Los Angeles County
My Comm. Expires Oct 23, 2011

Signature _____ (Seal)