# SPECIAL WARRANTY DEED

KAITLYN BINNER NOTARY PUBLIC SOUTH CAROLINA EXPIRES JULY 28, 2018

STATE OF SC
COUNTY OF Lexington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Return to:

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

TN11-10571 10-4-230294

**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 |
|---|---|---|
| Jay D. Clarkson and Barbara E. Clarkson | Barbara Clarkson | |
| (NAME) | (NAME) | |
| 1230 Bell Grimes Lane | 1124 Evergreen Trail | 04107002500 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Dandridge, TN 37725 | |
| (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 FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jay D. Clarkson and Barbara E. Clarkson,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20110323-0022548, 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.

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 57, Page 49, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1230 Bell Grimes Lane, Nashville, TN 37207
(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.


Davidson County DEEDWARRSP
Recvd: 05/31/11 13:38 3 pgs
Fees:18.00 Taxes:166.50
20110531-0041309

Witness my hand this 23rd day of May, 2011.

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7**

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

BY: _____
Lisa Grover

IT'S: Assistant Secretary

STATE OF Arizona )
COUNTY OF Maricopa )

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lisa Grover, Assistant Secretary, 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 FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7, 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 FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7, 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 FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7, 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 FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7.

WITNESS my hand and official seal this 23rd day of May, 2011.

_____
Notary Public Shanda Kreuzer

My Commission Expires: 4/17/2012

SHANDA KREUZER
Notary Public - Arizona
Pinal County
My Comm. Expires Apr 17, 2012

EXHIBIT "A"

BEING TRACT 6 OF THE R. R. MINCY LAND, BEING A RESUBDIVISION OF PART OF LOT NO. 3 OF THE K. J. MORRIS LANDS, OF RECORD IN BOOK 57, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY WM. COLLIER PARRISH ASSOCIATES, CIVIL ENGINEERS, DATED JUNE 2, 1959, AS FOLLOWS:

BEGINNING AT A POINT AN IRON STAKE IN THE NORTHERLY MARGIN OF BELL GRIMES LANE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO W. E. BATEY AND WIFE, BY DEED FROM HENRY T. BEASLEY, JR. AND WIFE, OF RECORD IN BOOK 2904, PAGE 45, SAID REGISTER'S OFFICE; THENCE WITH THE MARGIN OF SAID LANE NORTH 86 DEG. 04' WEST 65 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION 202.35 FEET TO A POINT, THENCE SOUTH 83 DEG. 06' EAST 47.40 FEET TO AN IRON STAKE; THENCE SOUTH 1 DEG. 18' EAST 202.67 FEET TO THE BEGINNING.

True Copy Certification

I, Jaren Pruitt 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 South Carolina

County of Lexington

Personally appeared before me, Kaitlyn Skinner a notary public for this County and State, Lexington, SC 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 6, 2018

Notarized online using audio-video communication