SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 08/30/11 16:11 2 pgs
Fees:13.00 Taxes:203.13
20110830-0067303

Return to:

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

STATE OF AZ
COUNTY OF Maricopa
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant Janet Helms, AVP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2011.

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012

Notary Public Jennifer Neville
MY COMMISSION EXPIRES: 03-27-2012
(AFFIX SEAL)

TN11-10466 11-0035032

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
Randy Earl Powell and Shelia Powell	Randy Powell	
(NAME)	(NAME)	
509 Oak Timber Place	826 Ridgetop Dr.	15014006800
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Juliet, TN 37122	
(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 OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2004-BC4**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RANDY EARL POWELL AND SHELIA POWELL**, 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 LOT NO. 53, ON THE PLAN OF LAKE TOWNE PARK, SECTION 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 831, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20110512-0036459, 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 6900, Page 831, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 509 Oak Timber Place, Antioch, TN 37013
(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 18th day of August, 2011.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2004-BC4

BY: Bank of America, N.A. Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP

BY: _____

IT'S: Brian Tantillo, AVP

_____
Roseanne Silvestro, AVP

STATE OF AZ)
COUNTY OF Maricopa)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Brian Tantillo, 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 AVP (Officer) of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP AS ATTORNEY IN FACT, 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, INC., ASSET BACKED CERTIFICATES, SERIES 2004-BC4, the within named bargainor, and that he or she as such AVP (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, INC., ASSET BACKED CERTIFICATES, SERIES 2004-BC4, as the AVP (Officer) of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP AS ATTORNEY IN FACT, 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, INC., ASSET BACKED CERTIFICATES, SERIES 2004-BC4, and declared that he or she as such AVP (Officer) of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP AS ATTORNEY IN FACT, 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, INC., ASSET BACKED CERTIFICATES, SERIES 2004-BC4.

WITNESS my hand and official seal this 18th day of August, 2011.

_____
Notary Public Jennifer Neville

My Commission Expires: 03-27-2012

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012

True Copy Certification

I, Jere R. 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.

Jere R. Pruitt
Signature

State of South Carolina

County of Lexington

Personally appeared before me, Kathryn 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

KATHRYN SKINNER NOTARY PUBLIC SOUTH CAROLINA