Davidson County	DEEDWARRSP
Recvd: 01/19/12 08:16	5 pgs
Fees:28.00 Taxes:666.00	
20120119-0005051	

Commitment Number: 2826851
Seller's Loan Number: 11-0020752

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
JOHN C. BARTON, 415 CHURCH STREET, UNIT 1802 NASHVILLE, TN 37219

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09306IJ124.00

SPECIAL/LIMITED WARRANTY DEED

THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS,INC., ASSET-BACKED CERTIFICATES,SERIES 2006-25, whose mailing address is **2375 N GLENVILLE DRIVE MAIL CODE:TX2-983-01-01 RICHARDSON, TX 75082**, hereinafter grantor, for $180,000.00 (One Hundred and Eighty Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **JOHN C. BARTON,*** hereinafter grantee, whose tax mailing address is **415 CHURCH STREET, UNIT 1802, NASHVILLE, TN 37219**, the following real property: *married

A CERTAIN CONDOMINIUM APARTMENT KNOWN AS UNIT NO. 1802 OF THE HORIZONTAL PROPERTY REGIME OF VIRIDIAN CONDOMINIUM PURSUANT TO MASTER DEED OF RECORD AS INSTRUMENT NO. 20061004-0122833 AND ADDENDUM OF RECORD IN INSTRUMENT NO. 20061004-0122834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE

FOR A MORE COMPLETE DESCRIPTION.
Property Address is: 415 CHURCH STREET, UNIT 1802 NASHVILLE, TN 37219.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior Inst.# 20110401-0025155

Executed by the undersigned on December 15, 2011:

THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS,INC., ASSET-BACKED CERTIFICATES,SERIES 2006-25,BY BANK OF AMERICA,N.A.,SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING,LP FKA COUNTRYWIDE HOME LOANS SERVICING,LP,AS ATTORNEY IN FACT.

By: _____

Name: Marta Quinteros

Its: Asst.Vice President

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me on December 15, 2011 by Marta Quinteros its Asst.Vice President on behalf of **THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS,INC., ASSET-BACKED CERTIFICATES,SERIES 2006-25, BY BANK OF AMERICA,N.A.,SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING,LP FKA COUNTRYWIDE HOME LOANS SERVICING,LP,AS ATTORNEY IN FACT.** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

Lynae Hollins
My comm exp: 9-16-15

LYNAE HOLLINS
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-16-15

OATH OF VALUE

STATE OF TE~~NNESSEE~~ PA
COUNTY OF Beaver)

I, Amy Yost,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $180,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant Amy Yost

Affiant, Amy Yost, subscribed and sworn before me this 19th day of October, 20 11.

Notary Public Sharon R. Glaab

My commission expires: Feb 2, 2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries