Davidson County DEEDWARRSP
Recvd: 02/10/12 11:58 6 pgs
Fees:33.00 Taxes:370.00
20120210-0012049

Commitment Number: 2896532
Seller's Loan Number: 11-0057960

After Recording Return To:

| |
|---|
| ServiceLink Hopewell Campus |
| 4000 Industrial Boulevard |
| Aliquippa, PA 15001 (5) |
| (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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

**New Property Owner/Mail Tax Statements To:**
**Alaa Metias**, 813 Billingsgate Court, Antioch, TN 37013

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 149010B05900CO**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the December 21, 2011, by and between **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17**, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for $100,000.00 (One Hundred Thousand Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Alaa Metias**, hereinafter grantee, party of the second part, whose tax mailing address is **813 Billingsgate Court, Antioch, TN 37013**, the real property described in the Attached Exhibit A:

WITNESSETH: That for and in consideration $100,000.00 (One Hundred Thousand Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the Attached Exhibit A. Said property is commonly known as **813 Billingsgate Court, Antioch, TN 37013.**

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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at:
20110801-0058703

Executed by the undersigned on December 21, 2011:

**The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17, 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** *

* POA recorded in Davidson Co. on 11-29-2011, Inst.# 20111129009260 4.

**By:** _____

**Name:** Lupe Zapata

**Its:** Assistant Vice President

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, Cory Klapperich, a Notary Public of said State and County aforesaid, personally appeared **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17, 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,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Lupe Zapata of Bank of America,N.A. the within named Grantor, Party of the First Part and Bargainor, a _____ corporation, and that she as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Lupe Zapata ~~Inc.~~, by himself as such AVP.

Witness my hand and seal, this 21st day of December, 2011.

_____
Notary Public Cory Klapperich

CORY KLAPPERICH
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
August 5, 2015

My Commission Expires August 5, 2015

# OATH OF VALUE

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Beaver )

I, Lori Clemmer,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 100,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Lori Clemmer
Affiant

Affiant, Lori Clemmer, subscribed and sworn before me this 9 day of February, 2012.

Sharon R. Glaab
Notary Public

My commission expires: 2-2-16

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Glaab, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

## *Exhibit A*

**BEING LOT NO. 278 ON THE PLAN OF PICCADILLY SQUARE, PHASE III, OF RECORD IN PLAT BOOK 6250, PAGES 892 - 894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**

# 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

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

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