Davidson County DEEDWARRSP
Recvd: 03/14/12 11:32 8 pgs
Fees:43.00 Taxes:322.46
20120314-0021913

Commitment Number: 2893026
Seller's Loan Number: 11-0048760

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 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Mary D. Stowe, 608 Old Lebanon Dirt RD., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086-04-0-005.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the February 29, 2012, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET BACKED CERTIFICATES, SERIES 2006-18.**, 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 $87,150.00 (Eighty-Seven Thousand Dollars and One Hundred and Fifty Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Mary D. Stowe**, hereinafter grantee, party of the second part, whose tax mailing address is **608 Old Lebanon Dirt RD., Hermitage, TN 37076**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $87,150.00 (Eighty-Seven Thousand Dollars and One Hundred and Fifty 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 **608 Old Lebanon Dirt RD., Hermitage, TN 37076.**

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 141 ON THE PLAN OF JACKSON'S RETREAT, PHASE III, AS OF RECORD IN BOOK 5200, PAGES 517 AND 518, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 141 FRONTS 80 FEET ON THE SOUTHERLY MARGIN OF OLD LEBANON DIRT ROAD AND EXTENDS BACK 146.96 FEET ON THE WESERLY LINE AND 100 FEET ON THE EASTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 98.08 FEET THEREON.

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: **20110711-0052800**

Executed by the undersigned on February 24, 2012:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET BACKED CERTIFICATES, SERIES 2006-18., 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: Jennifer Perry

Its: AVP

*

A Power of Attorney relating to the above-described property was recorded on 11/29/2011 at Document Number: 201110040

California All-Purpose Acknowledgment

State of California)
) ss.
County of Ventura)

On February 24th, 2012 before me, Eleanor Rosa
Notary Public, personally appeared Jennifer Perry

who proved to me on the basis of satisfactory evidence to be 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.

Eleanor Rosa
Signature of Notary Public

Eleanor Rosa
my comm exp. 3-30-15

ELEANOR ROSA
COMM. # 1927296
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES MARCH 30, 2015

OPTIONAL

Though the information below is not required by lay, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Documents: _____

Document Dated: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer – Title(s): _____
- ☐ Partner - ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

OATH OF VALUE

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

I, Deborah Kiss,
hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 87150.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant Deborah Kiss

Affiant, Deborah Kiss, subscribed and sworn before me this __ _____ day of March, 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

True Copy Certification

I, Terri Baker, 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 PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker who acknowledges 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