Commitment Number: 3017616
Seller's Loan Number: 12-0002525

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

Davidson County DEEDWARRSP
Recvd: 06/29/12 14:24 6 pgs
Fees:33.00 Taxes:405.39
20120629-0057426

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:
Danny Newman , 5117 Bay Overlook Drive, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
097160A07100CO

SPECIAL WARRANTY DEED

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 INDENTURE, made and entered into as of the JUNE 26, 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 2005-12**, 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 $109,565.00 (One Hundred and Nine Thousand Dollars and Five Hundred and Sixty-Five Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **Danny Newman**, hereinafter grantee, party of the second part, whose tax mailing address is **5117 Bay Overlook Drive, Hermitage, TN 37076**, the real property described in the **Attached Exhibit A:** $5114

WITNESSETH: That for and in consideration $109,565.00 (One Hundred and Nine Thousand Dollars and Five Hundred and Sixty-Five 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 **5117 Bay Overlook Drive, Hermitage, TN 37076**.

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: **20120109-0002205**

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: BEING LOT NO. 103 ON THE PLAN OF THE PENINSULA, SECTION 2, A PLANNED RESIDENTIAL DEVELOPMENT OF RECORD IN BOOK 9700, PAGE 352, AS AMENDED IN BOOK 10547, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED BY DEED DATED 08/05/2005 FROM JASON M. REVIE AND SCARLET A. REVIE TO DUSTIE F. DWYER AND WILLIAM A. DWYER OF RECORD ON 08/15/2005 IN INSTRUMENT NUMBER 20050815-0096363 IN SAID REGISTER'S OFFICE.

Executed by the undersigned on JUNE 26, 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 2005-12 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: _____

*POA Recorded on 2/09/12

Instrument # 20120209001181 9

Name: AUSTIN ALBURTIS

Its: AVP

STATE OF TEXAS

COUNTY OF COLLIN

Before me, RUSSELL W. BLACK, a Notary Public of said State and County aforesaid, personally appeared AUSTIN ALBURTIS its AVP on behalf of **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 2005-12 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 AVP of BANK OF AMERICA NA the within named Grantor, Party of the First Part and Bargainor, a TEXAS corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of AUSTIN ALBURTIS Inc., by himself as such AVP,.

Witness my hand and seal, this 26 day of JUNE, 2012.

_____

Notary Public Russell W Black My Commission Expires 02-08-16

RUSSELL W BLACK
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-08-16

OATH OF VALUE

STATE OF PENNSYLVANIA
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 $109565.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Deborah Kiss
Affiant

Affiant, DEBORAH KISS, subscribed and sworn before me this 28 day of June, 2012.

Sharon R. Glaab
Notary Public

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

My commission expires: 2.2.16

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)