BILL GARRETT, Davidson County
Trans:T20120049006 DEEDWARRSP
Recvd: 07/03/12 11:04 5 pgs
Fees:28.00 Taxes:68.45
20120703-0058418

Commitment Number: 2979128
Seller's Loan Number: 893711

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:
Carol M. Suzuki and **Kimi L. Suzuki**, 940 Coarsey Dr., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
107-13-0A-040.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the JUNE 11, 2012, by and between **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass - Through Trust 2005-02, Mortgage Pass- Through Certificates, Series 2005-02**, 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, and **Carol M. Suzuki** and **Kimi L. Suzuki**, hereinafter grantees, party of the second part, whose tax mailing address is **940 Coarsey Dr., Nashville, TN 37217**.

WITNESSETH: That for and in consideration $18,500.00 (Eighteen Thousand Five Hundred 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 **940 Coarsey Dr., Nashville, TN 37217**.

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.

THE GRANTEE(S), OR PURCHASER(S), OF THE PROPERTY MAY NOT RE-SELL, RECORD AN ADDITIONAL CONVEYANCE DOCUMENT, OR OTHERWISE TRANSFERTITLE TO THE PROPERTY WITHIN 60 DAYS FOLLOWING THE GRANTOR'S EXECUTION OF THIS DEED. v

Executed by the undersigned on JUNE 11, 2012:

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc, CHL Mortgage Pass - Through Trust 2005-02, Mortgage Pass- Through Certificates, Series 2005-02

By: _____

Name: AUSTIN ALBURTIS

Its: AVP

STATE OF TEXAS

COUNTY OF COLLIN

Before me, JUNE 11, 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 CWMBS, Inc., CHL Mortgage Pass - Through Trust 2005-02, Mortgage Pass- Through Certificates, Series 2005-02**, 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 BANK OF AMERICA NA Inc., by himself as such AVP,.

Witness my hand and seal, this 11 day of JUNE 2012.

_____

Notary Public ANIBAL A RIVERA My Commission Expires 02-06-16

ANIBAL A RIVERA
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-06-16

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TEXAS
County of COLLIN

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 18,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11 day of JUNE, 2012.

ANIBAL A RIVERA
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-06-16

Affiant

AUSTIN ALBURTIS, AVP
Print Name

(Seal)

Notary Public

My commission expires:

02-06-16

ANIBAL A RIVERA
Print Name

CTIC# 1288757-5

Exhibit A

A certain condominium in Davidson County, State of Tennessee, described as follows to wit: Unit No. 940 in Four Maples Condominium, a horizontal property regime, as shown on the Plat of record in Book 5200, Page 283, Register's Office for said County, to which plan reference is here made and otherwise known as 940 Coarsey Drive, Nashville, TN.

Being the same property as conveyed from Recontrust Company, N.A. to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2005-02, Mortgage Pass-Through Certificates, Series 2005-02, as described in Inst# 20120405-0029103, Recorded 04/05/2012 of Davidson County, Tennessee records.

Tax/Parcel ID: 107-13-0A-040.00