WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049746 DEEDWARR
Recvd: 07/06/12 08:53 3 pgs
Fees:18.00 Taxes:263.07

20120706-0059318

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,101.00

Jordan Chance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of **June, 2012**

Laurie M. Harris
Notary Public

MY COMMISSION EXPIRES: 12-2-15

(AFFIX SEAL)

LAURIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Businda	New Owner	09510005700
(NAME) 1244 Corinth Road	(NAME)	
(ADDRESS) Mt Juliet TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP	(CITY) (STATE) (ZIP	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Bank of New York Mellon FA The Bank of New York, as Trustee, for CWABS, Inc., asset-backed certificates, Series 2007-12**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth Businda**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly part of Lot 148 and all of Lot 149, on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, page 118, Register's Office for Davidson County, Tennessee, and described according to a survey of John Kohl, dated August 23, 1973, as follows:

Beginning at a point in the northerly margin of Snook Drive; said point being 425.87 feet east of the intersection of Snook Drive, and Bismark Drive; thence leaving said drive northwesterly 183.8 feet to a point; thence northeasterly 45 feet to a concrete monument; thence continuing northeasterly 127.1 feet to a point, the common rear corner of Lots 149 and 150; thence with the line between said two lots south 228.4 feet to a point in the north margin of Snook Drive; thence with the margin of said Drive westerly 71 feet to the point of beginning.

Being the same property conveyed to The Bank of New York Mellon fka The Bank of New York, as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2007-12 by Substitute Trustee's Deed dated Aug 29, 2011, filed on September 14, 2011, in Instrument No. 20110914-0071284, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Debra L. Wood and Walter T. Wood by

deed from Nancy Paulette Graves, Successor Trustee of the Charles D. Parsons Revocable Living Trust dated 7/17/07 of record in Instrument No. 200707190086176, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations. The Grantee , or purchaser, of the Property may not re-sell, record an additional conveyance document or otherwise transfer title to the Property within sixty (60) days following the Grantor's execution of this Deed.

unimproved ☐
This is improved X property, known as 2116 Snook Drive, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20 day of **June, 2012**

The Bank of New York Mellon FKA The Bank of New York, as Trustee, for CWABS, Inc., asset-backed certificates, Series 2007-12

ROSEANNE SILVESTRO, AVP

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROSEANNE SILVESTRO, AVP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the AVP, and is authorized to execute the instrument on behalf of, The Bank of New York Mellon FKA The Bank of New York, as Trustee, for CWABS, Inc., asset-backed certificates, Series 2007-12, the within named bargainor, and that he/she as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of The Bank of New York Mellon FKA The Bank of New York, as Trustee, for CWABS, Inc., asset-backed certificates, Series 2007-12 by himself/herself as _____.

Witness my hand and seal this 20 day of June, 2012.

Notary Public
~~JENNIFER NEVILLE~~ Tanna Weber
~~MARCH 27, 2015~~ 4-18-2015

My Commission Expires: _____

TANNA WEBER
Notary Public - Arizona
Maricopa County
My Commission Expires
April 18, 2015