Davidson County DEEDWARRSP
Recvd: 07/09/12 08:29 6 pgs
Fees:33.00 Taxes:514.21
20120709-0059784

Commitment Number: 2966645
Seller's Loan Number: 890132

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:
PATRICK A. THRASHER and **RAELENE A. THRASHER**, 4390 WELLINGBOROUGH LN PADUCAH KY 42003

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09802006900

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the JUNE 4, 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 2004-13**, 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 $138,975.00 (One Hundred and Thirty-Eight Thousand Dollars and Nine Hundred and Seventy-Five Dollars and no Cents) in consideration paid grants with covenants of limited warranty to **PATRICK A. THRASHER** and **RAELENE A. THRASHER**, hereinafter grantees, party of the second part, whose tax mailing address is **4390 WELLINGBOROUGH LN., PADUCAH KY 42003**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $138,975.00 (One Hundred and Thirty-Eight Thousand Dollars and Nine Hundred and Seventy-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 **5345 ROXBOROUGH PASS 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: **20120227-0016599**

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.

Exhibit "A"
Legal Description

All that certain parcels of land situate in the County of Davidson, State of Tennessee, being known and designated as follows:

Being Lot No. 19, on the Plan of Roxborough East, Phase 2-B, of record in Plat Book 7900, Page 601, and corrected in Book 9153, Page 487, and Amended in Book 8250, Page 359, Register's Office for Davidson County, Tennessee, to which plat reference is heereby made from a more complete description.

Being the same property as conveyed from RUBIN LUBLIN SUAREZ SERRANO TN LLC to 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 2004-13, as described in Instr # 20120227-0016599, Recorded 02/27/2012 in DAVIDSON County Records.

Tax ID: 09802006900

Executed by the undersigned on JUNE 4, 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 2004-13 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: KERRI RYAN

Its: AVP

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, J YETTON, a Notary Public of said State and County aforesaid, personally appeared KERRI RYAN 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 2004-13, 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 the within named Grantor, Party of the First Part and Bargainor, a ARIZONA corporation, and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of _____ Inc., by himself as such AVP,.

Witness my hand and seal, this 4 day of JUNE 2012.

_____

Notary Public J YETTON My Commission Expires JUNE 21, 2015

J. YETTON
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

OATH OF VALUE

STATE OF PENNSYLVANIA
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 $138,975.00, 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 29 day of June, 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, 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

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