THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20120052127 DEEDWARRSP
Recvd: 07/16/12 10:47 2 pgs
Fees:13.00 Taxes:577.20
20120716-0062252

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2012.

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/7/13

FROM:	TO:
The Bank of New York Mellon Trust Company, National Association	Maria C. Paralta and Matthew Coffman, both unmarried

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Maria C. Paralta 746 Harpeth Trace Drive Nashville, TN 37221	NEW OWNER	PARCEL # 143020B02400

SPECIAL WARRANTY DEED

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 Trust Company, National Association, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Maria C. Paralta and Matthew Coffman, both unmarried as tenants in common with full right of survivorship, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 as shown on the map entitled Revised Plan of Treetops at Harpeth Trace, of record in Plat Book 6250, Page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to The Bank of New York Mellon Trust Company, National Association by Successor Trustee's Deed from Robert S. Coleman, Jr. as Successor Trustee, of record in Instrument 20120404-0028831, dated March 8, 2012, Register's Office for said County.

Power of Attorney of record in Instrument 20120716-0062251, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is ( ) Unimproved or ( ) Improved property known as: 746 Harpeth Trace Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 5th day of July, 2012.

GRANTOR -
THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION

By: Timothy Hapeman, Assistant Vice President of AMS Servicing as Attorney in Fact

STATE OF New York
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Timothy Hapeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the Assistant Vice President of AMS Servicing, the within named bargainer(s) and corporation, and that he/she/they as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Timothy Hapeman as such Assistant Vice President, on behalf of The Bank of New York Mellon Trust Company, National Association as its Attorney-in-Fact as the free act and deed of the within named The Bank of New York Mellon Trust Company, National Association.

Witness my hand and official seal this 5 day of July, 2012.

My Commission Expires: 3/20/14

NOTARY PUBLIC

LISA J. COSTA
Notary Public, State of New York
No. 01CO6037786
Qualified in Erie County
Commission Expires March 20, 2014