PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20120055686 DEEDWARRSP
Recvd: 07/30/12 10:57 4 pgs
Fees:23.00 Taxes:131.35
20120730-0066810

This instrument prepared by ~~and (MAIL) instrument may be returned to~~:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1515BATN
Property ref: 1107 Waggoner CT W, Nashville, TN 37214

SPECIAL WARRANTY DEED

Send tax bills to: Franklin Derek Byrd-945 NORWALK DR., NASHVILLE TN 37214
Name and address of new owner: Franklin Derek Byrd-945 NORWALK DR., NASHVILLE TN 37214
Map parcel number: 10803016900

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Franklin Derek Byrd,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

Witness our hand this 5TH day of JULY, 20 12, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12

By Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: MONTARA JONES, AVP

By: _____
Its: AUSTIN ALBURTIS, AVP

State of TEXAS
County of COLLIN

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, MONTARA JONES, AVP (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 and that he executed the same as the free act and deed of said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, AUSTIN ALBURTIS, AVP (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument in behalf of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 and that he executed the same as the free act and deed of said THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12.

Witness my hand, at office, this 5TH day of JULY, 20 12.

HAYLEY M MC KEEFER
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-02-16

Notary Public: HAYLEY M. MCKEEFER 7/5/12
My commission expires: 4/2/2016
(Affix Seal)

Exhibit "A"

Legal Description

BEING LOT NO. 147-B, ZONE LOT DIVISION, SECTION SIX, PATIO VILLA, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 570-571, AMENDING PLAT BOOK 6250, PAGE 489 IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

Source of title

_____ Trustee's Deed or
___X__ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20111205-0094482
County of DAVIDSON , TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,500.00

Melissa D. Rogers
Affiant

Subscribed and sworn to before me this the 23rd day of July 2012.

Connie L. Timbs
Notary Public

My commission expires: 2-3-2015
(Affix Seal)

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY