SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 08/13/12 15:27 4 pgs
Fees:23.00 Taxes:98.42
20120813-0072333

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Richard Work
Contract Management Coordinator
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August 2012

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission # DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

THIS INSTRUMENT WAS PREPARED BY
Ginali Associates, P.C.
947 North Plum Grove Road
Schaumburg, IL 60173
847-517-4310

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GAIL HUGHES (NAME)	**GAIL HUGHES** (NAME)	081-15-234.00
1522 17th North Avenue (ADDRESS)	3448 Tinney PL (ADDRESS)	
Nashville (CITY) TN (STATE) 37208 (ZIP)	Nashville (CITY) TN (STATE) 37217 (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR , **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as Trustee - Specialty Underwriting and ResidentialFinance Trust Mortgage Loan Asset-Backed Certificates, Series 2004- BC3, Dated as of October 1, 2004**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **GAIL HUGHES**, AND HIS/HER HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the North One-Half of Lot Number 378 on the Map of D.T. McGavock and Others Addition, as of record in Book 21, Page 41, Register's Office for said county, said part of said lot fronts 50 feet on the East side of 17th Avenue North, and runs back between parallel lines along the South margin of Cockrill Street 1790 feet to an alley in the rear.

Being the same property conveyed to The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as Trustee - Specialty Underwriting and ResidentialFinance Trust Mortgage Loan Asset-Backed Certificates, Series 2004- BC3, Dated as of October 1, 2004 by Substitute Trustee's Deed dated April 20, 2012 and recorded at Instrument Number 20120420-0033804, for the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1522 17th North Avenue (House Number, (Street)) Nashville (City or Town) 37208 (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **GAIL HUGHES**, and his/her/their assigns, forever.

Said Grantor. **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as Trustee - Specialty Underwriting and ResidentialFinance Trust Mortgage Loan Asset-Backed Certificates, Series 2004- BC3, Dated as of October 1, 2004** warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as Trustee - Specialty Underwriting and ResidentialFinance Trust Mortgage Loan Asset-Backed Certificates, Series 2004- BC3, Dated as of October 1, 2004** has executed this deed this 8/3/12

For the property commonly known as:
1522 17th North Avenue
Nashville, TN 37208

The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as Trustee - Specialty Underwriting and ResidentialFinance Trust Mortgage Loan Asset-Backed Certificates, Series 2004- BC3, Dated as of October 1, 2004

By OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

BY: Richard Work Contract Management Coordinator

OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard Work, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Contract Management Coordinator of OCWEN LOAN SERVICING, LLC, the Attorney in Fact of said **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as Trustee - Specialty Underwriting and ResidentialFinance Trust Mortgage Loan Asset-Backed Certificates, Series 2004- BC3, Dated as of October 1, 2004**, the within named bargainor, and that he/she as such Contract Management Coordinator being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____ or in Instrument Number _____ of record in Register's Office for **Davidson** County, Tennessee. Sign/Record/Kor Wit

Witness my hand and Notarial Seal this 8/3/13

NOTARY PUBLIC-STATE OF FLORIDA
Ellen M. Berke
Commission # DD933297
Expires: DEC. 03, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Ellen M Berke
Notary Public

My Commission expires: _____

RETURN TO:

LRCS
~~215 2nd Ave North, Suite 200~~
NASHVILLE, TN 37201

1522 17th North Avenue
Nashville, TN 37208

Certificate of Authenticity

I, Jennifer C. Cole 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 original document executed and authenticated according to law.

Jennifer C Cole

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker

Notary's Signature

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)