This instrument prepared by:
Vicky Kinnard
First American Title
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File No.: **9909-4131985**

BILL GARRETT, Davidson County
Trans:T20120061510 DEEDWARRSP
Recvd: 08/17/12 10:40 3 pgs
Fees:18.00 Taxes:111.00
20120817-0073859

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this 8-9-2012, by and between **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, 2007-2**, party of the first part, and **CARL THOMPSON and DAWN CUNNINGHAM THOMPSON, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the City of **NASHVILLE**, County of **Davidson**, State of **Tennessee**, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 158-A OF THE ZONE LOT DIVISION OF LOTS 155 THROUGH 164, HARBOR GATE SUBDIVISION, SECTION 2, AS OF RECORD IN PLAT BOOK 6900, PAGE 17, AND AMENDING PLAT BOOK 6250, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.
BEING THE SAME PROPERTY CONVEYED TO THANH KIM BY DEED DATED JANUARY 24, 2007, RECORDED JANUARY 26, 2007 IN INSTRUMENT NUMBER 20070126-0011014 IN SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE.

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.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20110914-0071282** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **136-14-0-196.00**

X Improved OR

Unimproved property located at: **1014 CARLA COURT, NASHVILLE, Tennessee 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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 to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, 2007-2

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact

By: LIZETH GARCIA, ASST VICE PRESIDENT

****

Owner's Name: **CARL THOMPSON and DAWN CUNNINGHAM THOMPSON**

and Address: **2805 Faith Lane**
Spring Hill, TN 37174

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Carl Thompson and Dawn Cunningham Thompson
2805 Faith Lane
Spring Hill, TN 37174

State of TEXAS

County of COLLIN

HANNICA MCSHAN
My Commission Expires
November 24, 2012

Before me, HANNICA MCSHAN (name of notary public) of the State and County mentioned, personally appeared LIZETH GARCIA with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be ASST VICE PRESIDENT (president or other officer authorized to execute the instrument) of **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, 2007-2** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in this AUGUST 9, 2012.

Notary Public

My Commission Expires: _____

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$30,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant LIZETH GARCIA, AVP

Subscribed and sworn to before me this AUGUST 9,2012.

Notary Public

My Commission Expires: _____

HANNICA MCSHAN
My Commission Expires
November 24, 2012