CE1206-TN-387850

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 08/24/12 12:13 4 pgs
Fees:23.00 Taxes:84.99
20120824-0076405

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,969.00

Affiant **Cory Messer**

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF July 2012

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Chris Heinichen

Notary Public State of Florida
Chris Heinichen
My Commission EE071207
Expires 03/07/2015

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc
1661 Worthington Road Suite 100 West Palm Beach, FL 33409

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Chaohui Tang and Cunxi Li 96 Timberline Drive Nashville, TN 37221	Chaohui Tang and Cunxi Li 96 Timberline Drive Nashville, TN 37221	14814023300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Alternative Loan Trust 2004-16CB, Mortgage Pass-Through Certificates, Series 2004-16CB,** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Chaohui Tang and Cunxi Li, Wife and Husband as Joint Tenants with Rights of Survivorship,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

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

This improved property known as: 408 Gillespie Ct, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Chaohui Tang and Cunxi Li, Wife and Husband as Joint Tenants with Rights of Survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Alternative Loan Trust 2004-16CB, Mortgage Pass-Through Certificates, Series 2004-16CB,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Chaohui Tang and Cunxi Li, Wife and Husband as Joint Tenants with Rights of Survivorship**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Alternative Loan Trust 2004-16CB, Mortgage Pass-Through Certificates, Series 2004-16CB,** has executed this deed this the 30th day of July, 2012.

Prepared By: Eric Evans

Premium Title Services
2002 Summit Boulevard
Suite 600
Atlanta, Georgia 30319

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Alternative Loan Trust 2004-16CB, Mortgage Pass-Through Certificates, Series 2004-16CB

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact
Cory Messer **Contract Management Coordinator**

STATE OF FLORIDA

COUNTY OF PALM BEACH

Simultaneously recorded

20120824-0076404

Personally appeared before me, the undersigned, a Notary Public in ~~and for the State~~ and County aforesaid, appeared **Cory Messer**, with whom I am personally ~~acquainted~~ (or proved to me on the basis of satisfactory evidence), ~~and who,~~ upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Alternative Loan Trust 2004-16CB, Mortgage Pass-Through Certificates, Series 2004-16CB,** the within named bargainor, and that he/she as such, 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 Instrument Number _____, of record in~~ Register's Office for County, State of Tennessee.

Witness my hand and Notarial Seal this 30 day of July, 2012.

Notary Public
Chris Heinichen

My Commission expires:

Notary Public State of Florida
Chris Heinichen
My Commission EE071207
Expires 03/07/2015

EXHIBIT A

Legal Description

CE1206-TN-387850

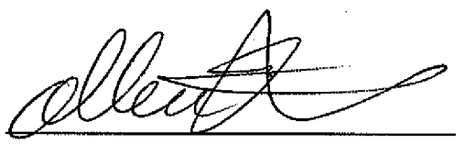
SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 79A ON THE ZONE LOT DIVISION OF LOTS 57, 78, 79 AND 80, HAYWOOD FOREST, SECTION 3, AS OF RECORD IN BOOK 6250, PAGE 240 AND AMENDING BOOK 5200, PAGE 245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

14814023300

Being Property Conveyed by Successor Trustee's Deed from Weissman, Nowack, Curry & Wilco, PC, Successor Trustee to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for Alternative Loan Trust 2004-16CB, Mortgage Pass-Through Certificates, Series 2004-16CB, recorded July 19, 2012, in Instrument No. 20120719-0063616, Davidson County, Tennessee.

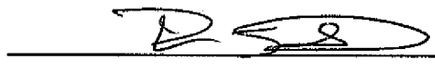
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



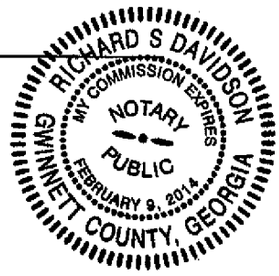
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature



MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.