This instrument prepared by:
Tabatha Edwards, an employee of
Foundation Title & Escrow Series, LLC
2672 North Mount Juliet Road Suite C
Mount Juliet, TN 37122
(615) 758-4111

File No.: **MJLT12-3780**

BILL GARRETT, Davidson County
Trans:T20120075305 DEEDWARRSP
Recvd: 10/04/12 09:36 2 pgs
Fees:13.00 Taxes:534.65
20121004-0090851

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this ~~9/28/2012~~ 9/26/12 by and between **Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc,. CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificates Series 2004-25,** parties of the first part, and **Sanjay Patel, an unmarried person,** party of the second part,

WITNESSETH: This 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 had 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 **Old Hickory,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Brandywine Farms, Section XI, of record in Book 4595, page 61, Register's Office for Davidson County, Tennessee, said Lot fronts 130 feet on the Northerly side of Shute Lane and runs back between Parallel Lines 317.05 feet a line in the rear on which it measures 130 feet.

Being the same property conveyed to The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificate Series 2004-25 by deed from Recontrust Company, NA, Substitute Trustee, dated January 3, 2012 of record in Instrument No. 20120105-0001050, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Christopher Bixenman and Anne Marie Bixenman by deed from Jacob C. Crotts and Kathy Ann Barfield Felts dated 8/3/01 of record in Instrument No. 200108100086171, Register's Office of Davidson County, Tennessee.
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.

This conveyance is made subject to: All Declarations of Covenants, Conditions and Restrictions of Record.

Parcel ID # **06401003300**

☒ Improved OR
☐ Unimproved property located at: **213 Schute Ln, Old Hickory, TN 37138**

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, "claiming by, through, or under him/her, but not further or otherwise."

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 of the day and year first above written.

By: AUSTIN ALBURTIS, AVP

State of ~~Tennessee~~ TEXAS

County of ~~Davidson~~ COLLIN

Before me, HAYLEY M MCKEEFER the undersigned, Notary Public of the State and County aforesaid, personally appeared AUSTIN ALBURTIS with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged AUSTIN ALBURTIS to be the AVP of BANK OF AMERICA NA, the within named bargainer, a corporation, and that AUSTIN ALBURTIS as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by AUSTIN ALBURTIS as such AVP of BANK OF AMERICA NA.

Witness my hand and Notarial Seal at office this 9/26/12 ~~9/28/2012~~.

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

Notary Public

My Commission Expires: 04-02-16

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Owner's Name: **Sanjay Patel**

and Address: **213 Schute Ln, Old Hickory, TN 37138**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner

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 **$144,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

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

Affiant AUSTIN ALBURTIS, AVP

Subscribed and sworn to before me this 9/26/12 ~~9/28/2012~~.

Notary Public

My Commission Expires: 04-02-16