BILL GARRETT, Davidson County
Trans:T20120080988 DEEDWARRSP
Recvd: 10/25/12 09:00 2 pgs
Fees:13.00 Taxes:341.43



20121025-0097760

State of ~~Tennessee~~ Florida
County of Palm Beach

The actual consideration or value whichever is greater is $92,279.00 ✓

Subscribed and sworn before me this the 10 day of Oct, 2012.

Notary Public State of Florida
Marlene Saunders
My Commission EE 132687
Expires 09/22/2015
(Affix Seal)

Affiant Richard Work
Contract Management Coordinator

Notary Public
Marlene Saunders

SPECIAL WARRANTY DEED

12-1583

This instrument prepared by:

BELL TITLE, LLC
1616 Westgate Circle, Brentwood, Tennessee 37027

Address of new owner:

Pha Le
4701 Crystal Brook Drive
Antioch, TN 37013

Send tax bills to:

New Owner

Map/Parcel 162-16-D-47CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

The Bank of New York Mellon F/K/A The Bank of New York as Successor to JP Morgan Chase Bank, National Association, as Trustee for C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB8 c/o Ocwen Loan Servicing, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Pha Le

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, BEING LOT NO. 1 ON THE PLAN OF HONEY BROOK, SECTION III, as shown by Plat Book 7900, Page 242, and amended in Plat Book 7900, Page 380, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

BEING the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, National Association, as Trustee for C Bass Mortgage Loan Asset-Backed Certificates, Series 2003-CB8, from Weissman Nowack Corry & Wilco, PC, Successor Trustee, by Successor Trustee's Deed dated July 3, 2012, and recorded on July 10, 2012, as Document No. 20120710-0060421. Also being all the property conveyed to Trevour M. Jonga by deed from George Wayne Coffman, married, of record in Instrument No.20030317-035126, dated March 12, 2003, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2012, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 4701 Crystal Brooks Drive, Antioch, TN 37013

The warranties passing to Grantees hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantees that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by Grantor or as a result of an affirmative act of the Grantee, but not further or otherwise.

Witness our hands this 10 day of Oct, 2012.

The Bank of New York Mellon F/K/A The Bank of New York as Successor to JP Morgan Chase Bank, National Association, as Trustee for C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB8 c/o Ocwen Loan Servicing, LLC its Attorney in fact

By: _____
Its: Richard Work
Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Richard Work with whom I am personally acquainted and who upon his/her oath acknowledged themselves to be the Contract Management Coordinator of the Bank of New York Mellon F/K/A The Bank of New York as Successor to JP Morgan Chase Bank, National Association, as Trustee for C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB8 c/o Ocwen Loan Servicing, LLC its Attorney in fact, a Limited Liability Co, the within named bargainor and that he/she as such Contract Management Coordinator being authorized to so do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by themselves as such Contract Management Coordinator

Witness my hand and official seal this 10 day of Oct, 2012.

_____
Notary Public

My commission expires: 9/22/19

Notary Public State of Florida
Marlene Saunders
My Commission EE 132687
Expires 09/22/2019