BILL GARRETT, Davidson County
Trans:T20120096678 DEEDWARRSP
Recvd: 12/18/12 13:35 5 pgs
Fees:28.00 Taxes:296.00
20121218-0116489

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-121200358S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Hamid Zahrir	SEND TAX BILL TO: Hamid Zahrir	MAP/PARCEL NUMBERS: 161-13-0-001.00
(Name) 2193 Ella Lane	(Name) 2193 Ella Lane	
(Address) Brentwood, TN.	(Address) Brentwood, TN.	
(City) (State) (Zip) 37027	(City) (State) (Zip) 37027	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificatcholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2005-17, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Hamid Zahrir, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 5701 Brentwood Meadows Circle, Brentwood, TN, 37027, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the December 11 , 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2005-17 by Bank of America N.A. successor by merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP as Attorney In Fact

By: _____

Name: Tanna Weber

Its: avp

State of az
County of Maricopa

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Tanna Weber who acknowledged to me that she/he is AVP (Title of person signing) of Bank of America, N.A., (Name of Company), the attorney-in-fact for The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2005-17, and that in its capacity as attorney-in-fact for The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2005-17 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by The Bank Of New York Mellon Fka The Bank Of New York As Trustee For The Certificateholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2005-17 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 11th day of December, 2012.

_____

Notary Public Roseanne Silvestro
My Commission Expires: August 5, 2015

ROSEANNE SILVESTRO
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
August 5 2015

State of AZ

County of Maricopa

The actual consideration or value, whichever is greater, for this transfer is $ 80k

Affiant Tanna Weber AVP

Subscribed and sworn to before me this 12/11/2012.

Notary Public Roseanne Silvestro;

My Commission Expires: August 5, 2015

RE: 5701 Brentwood Meadows Circle, Brentwood, TN 37027

ROSEANNE SILVESTRO
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
August 5, 2015

SPECIAL WARRANTY DEED

EXHIBIT "B"

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 5701 Brentwood Meadows Circle, Brentwood, TN 37027

EXHIBIT "A"

Being Lot Number 26A on the plan of Zone Lot Division, Lot 26, Section Two, Brentwood Meadows, of record in Plat Book 5200 at Page 782 and amended in Plat Book 6250, Page 670, Register's Office for County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York as Trustee for The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2005-17 from Recontrust Company, N.A., substitute trustee by Substitute Trustee's Deed dated 11/28/2011, recorded on 12/07/2011 in Instrument No. 20111207-0095453, in the Register's Office for Davidson County, Tennessee.

RE: 5701 Brentwood Meadows Circle, Brentwood, TN 37027