This instrument prepared by:
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BILL GARRETT, Davidson County
Trans:T20130000291 DEEDWARR
Recvd: 01/02/13 13:08 2 pgs
Fees:13.00 Taxes:758.13

20130102-0000366

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $204,900.00.

Affiant

Subscribed and sworn to before me, this 31st day of December, 2012.

Notary Public: Brian Lavoy Payne
My commission expires: 11/23/14

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Todd Blakney 5117 Bay Overlook Drive Hermitage, TN 37076	New Owner	09716A07100CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Danny Newman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Stephen Todd Blakney, an unmarried man**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 103 on the Plan of The Peninsula, Section 2, a planned residential development of record in Book 9700, Page 352, as amended in Book 10547, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Danny Newman by Special Warranty Deed dated June 26, 2012 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 2005-12, and recorded on June 29, 2012, of record in Instrument No. 20120629-0057426, Davidson County Register of Deeds.

Further being the same property conveyed to The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders CWABS Asset-Backed Certificates Series 2005-12 by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN, LLC dated January 2, 2012 of record in Instrument No. 20120109-0002205, Davidson County Register of Deeds.

This property is improved property known as 5117 Bay Overlook Drive, Hermitage, Tennessee 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 31st day of December, 2012.

Danny Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Danny Newman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 31st day of December, 2012.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY