Return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

S&K #: 12-043127

SPECIAL WARRANTY DEED

THIS DEED, between 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 2005-16, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Emerald Creek Properties , hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 149 on the Plan of Nawakwa Hills, Powwow Addition, Section 5 of record in Plat Book 974, Page 26, Registers Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050907-0107224 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121207-0112801, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

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 Grantor's execution of this Deed.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

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 2005-16

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and attorney in fact

By: _____

Title: Todd Gabert, AVP

BILL GARRETT, Davidson County
Trans:T20130008067 DEEDWARRSP
Recvd: 01/30/13 10:01 2 pgs
Fees:13.00 Taxes:216.08
20130130-0009516

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Gabert, AVP an officer or authorized signatory of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and 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 2005-16, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained and who further acknowledged that he/she is an officer or authorized signatory of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as servicer and the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 11th day of January, 2013.

NOTARY PUBLIC Judy Shu

My Commission Expires: 8-20-15

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

STATE OF AZ
COUNTY OF Maricopa

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $58,400.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Todd Gabert, AVP

Subscribed and sworn to before me this the 11th day of January, 2013.

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Notary Public Judy Shu

My commission expires 8-20-15

Property Address: 1533 Mohawk Trail, Madison, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Emerald Creek Properties
P O Box 616
Hendersonville, TN 37077-0616

Map & Parcel 63.2-39.00

THIS INSTRUMENT PREPARED BY:
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(901)767-5566