13-07620

BILL GARRETT, Davidson County
Trans:T20130015502 DEEDWARRSP
Recvd: 02/25/13 12:29 4 pgs
Fees:23.00 Taxes:93.43
20130225-0018577

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

SPECIAL WARRANTY DEED

****

SEND TAX BILLS TO: (New Owner)

Karen A. Campbell and Daniel Rauso
308 Turnberry Cr.
Brentwood, TN. 37027

****

PROPERTY ADDRESS:

1701 Jewell St, Nashville, TN 37207

****

MAP PARCEL NUMBERS: 72-9/72.00

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **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 2005-6** (Grantor), has this day bargained and sold, and does hereby transfer and convey unto Karen A. Campbell and Daniel Rauso ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 1701 Jewell St, Nashville, TN 37207.

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

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2013, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

01288-13348

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Asst Vice President on this the 19th day of February, 2013.

Grantor: **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 2005-6 By Green Tree Servicing, LLC as Attorney in Fact recorded in Book *, Page _____.**

20130225-0018576

By: Bradley S Johnson

Name: Bradley S Johnson

Title: Asst Vice President

STATE OF Arizona

COUNTY OF Maricopa

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Bradley S Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged him/herself to be Asst Vice President of Green Tree Servicing, LLC 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 2005-6**, and that Bradley S Johnson, as such Asst Vice President executed the foregoing instrument by signing the name of the company by himself/herself as Asst Vice President

Witness my hand and seal at Office in Tempe, Arizona, this 19th day of February, 2013.

Notary Public

My Commission Expires: 2/5/17

SALVATORE J GIORLANDO
Notary Public - Arizona
Maricopa County
My Commission Expires
February 5, 2017

****

STATE OF Arizona

COUNTY OF Maricopa

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $25,250.00.

Bradley Johns

Affiant

Subscribed and sworn to before me this the 19th day of February, 2013

Notary Public

My Commission Expires: 2/5/17

SALVATORE J GIORLANDO
Notary Public - Arizona
Maricopa County
My Commission Expires
February 5, 2017

EXHIBIT "A"

Being Lot No. 115 on the Plan of Victory Heights Subdivision, of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 60 feet on the easterly side of Jewell Street and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Michael H. Furr and wife, Anita K. Furr by Warranty Deed dated August 31, 1994, of record in Deed Book 9456, Page 970, in the Office of the 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 of the CWABS, Inc., asset-backed Certificates, Series 2005-6 by Substitute Trustee's Deed dated January 17, 2013 and of record as Instrument No. 20130121-0010019 in the Office of the Davidson County Register of Deeds.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223