Commitment Number: 3091082

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

BILL GARRETT, Davidson County
Trans:T20130017531 DEEDWARRSP
Recvd: 03/04/13 10:12 5 pgs
Fees:28.00 Taxes:55.50
20130304-0021237

This instrument prepared by:
ServiceLink
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

New Property Owner/Mail Tax Statements To:
Brooks E. Neil and Saundra J. Neil
~~**4574 Artelia Dr.**~~ P.O. Box 335
Antioch, TN ~~**37013**~~ 37011-0335

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148-08-0-033.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the February 14th, 2013, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC2** whose mailing address is **2375 N. Glenville Drive, (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, for **$15,000.00 (Fifteen Thousand Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **Brooks E. Neil and Saundra J. Neil**, hereinafter grantee, party of the second part, whose tax mailing address is **4574 Artelia Dr., Antioch, TN 37013**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$15,000.00 (Fifteen Thousand Dollars and no Cents)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **4574 Artelia Dr., Antioch, TN 37013.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Exhibit A

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee. being Lot No. 31 on the Plan of Section One Oakwood Terrace of record in Book 4460, Pages 54 and 55, Register's Office for said County.

Said Lot No. 31 fronts 60.0 feet on the easterly margin of Artelia Drive and extends back 150.40 feet on the northerly line and 147.00 feet on the southerly line to a broken line in the rear, measuring 64.64 feet thereon.

Being the same property as conveyed from RECONTRUST COMPANY, N.A. to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC2, as described in Doc.#20121210-0113363, Recorded 12/10/2012 in DAVIDSON County Records.

Prior instrument reference: **201212100113363**

Executed by the undersigned on February 14, 2013:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC2 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: _____

Print Name: Todd M Gabert

Its: AVP

STATE OF AZ
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on February 14, 2013 by **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC2 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** who is personally known to me or has produced AZ DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public Shanda Kreuzer

SHANDA KREUZER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 17, 2016

Maximum principal indebtedness for Tennessee recording tax purposes is =====.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of AZ
County of Maricopa

I, or we, 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 $ 15,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14 day of February, 20 13.

Affiant

Todd M Gabert, AVP
Print Name

(Seal)

Notary Public

My commission expires:

4-17-16

Shanda Kreuzer
Print Name

CTIC# _____

SHANDA KREUZER
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
April 17, 2016