Davidson County DEEDWARRSP
Recvd: 03/05/13 12:31 4 pgs
Fees:23.00 Taxes:137.09
20130305-0021946

CE1302-TN-539440

SPECIAL WARRANTY DEED

Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,050.00

Ellen M. Berke

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF February 2013

Notary Public Allyson Rivera

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alfredo Cambronero and Ginette Cambronero 549 Cold Stream Pl Nashville, TN 37221	Alfredo Cambronero and Ginette Cambronero 549 Cold Stream Pl Nashville, TN 37221	08007004700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, National Association, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Alfredo Cambronero and Ginette Cambronero, Husband and wife, tenants by the entirety,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 3313 Panorama Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Alfredo Cambronero and Ginette Cambronero, Husband and wife, tenants by the entirety,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1,** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Alfredo Cambronero and Ginette Cambronero, Husband and wife, tenants by the entirety,** his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1,** has executed this deed this the 21 day of Feb, 2013.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PPT ASSET-BACKED CERTIFICATES, SERIES 2004-1

Ellen M Berke

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Ellen M. Berke Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Ellen M. Berke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, ~~acknowledged~~ such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PPT ASSET-BACKED CERTIFICATES, SERIES 2004-1**, the within named bargainor, and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Register's Office for County, State of Tennessee.

Witness my hand and Notarial Seal this 21st day of February, 2013.

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

Allyson Rivera

Notary Public Allyson Rivera

My Commission expires: 1-28-17

POA recorded simultaneously herewith.

RETURN TO:
Alfredo Cambronero and Ginette Cambronero
549 Cold Stream Pl
Nashville, TN 37221

EXHIBIT "A"

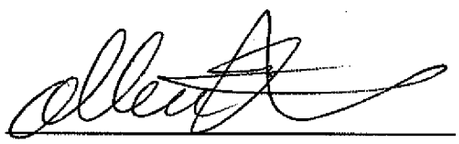
LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 480 ON THE PLAN OF BORDEAUX HILLS, SECTION VI, AS OF RECORD IN BOOK 3842, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 50.89 FEET ON THE SOUTHERLY SIDE OF PANORAMA DRIVE AND RUNS BACK 231.6 FEET ON THE EASTERLY LINE AND 146 FEET ON THE WESTERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 113.94 FEET.

Being Property Conveyed by Successor Trustee's Deed from Weissman Nowack Curry & Wilco, PC., Successor Trustee to The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1, recorded August 30, 2012, in Document No. 20120830-0078450, Davidson County, Tennessee.

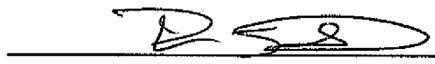
I, Allen Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



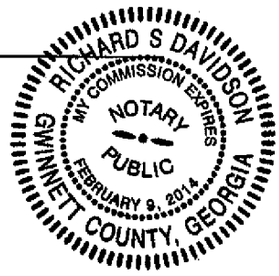
Signature

State of Georgia
County of Dekalb

Personally appeared before me, Richard Davidson a notary public for this county and state, Allen Thomas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature



MY COMMISSION EXPIRES: 2/9/2014

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.