THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

BILL GARRETT, Davidson County
Trans:T20130019054 DEEDWARRSP
Recvd: 03/08/13 09:58 3 pgs
Fees:18.00 Taxes:462.50
20130308-0023214

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on 25th day of February, 2013, by and 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 2007-2** as party of the first part, located at 14221 Dallas Pkwy, Dallas, Texas 75254 and, **Tina M. O'Donnell,** party of the second part located at 1212 Sugar Creek Circle, Nashville, TN 37214; and husband, Kieran F. O'Donnell

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 real estate, situated and being in the County of DAVIDSON, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Timber Ridge of record as Instrument Number 20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property: 1717 TIMBER POINTE NASHVILLE TN 37214
Parcel ID No.:

The Last recorded Deed was filed of record at Book 20121116, Page 0105765 in the Register's Office of DAVIDSON County, TN.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or 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 is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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 their proper gender and number according to the context hereof.

Power of Attorney recorded in Instrument # 20130308-0023213,
Register's Office said County.

IN WITNESS WHEREOF, THE undersigned **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 2007-2**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

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 2007-2

BY: Scott P. Keeter

TITLE: **Scott P. Keeter, Vice President**
Specialized Loan Servicing LLC Attorney in Fact

STATE OF Colorado

COUNTY OF Douglas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Scott P. Keeter, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the VP of SLS, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 6 day of February, 2013.

Rachel Siegel
Notary Public

RACHEL SIEGEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124082326
MY COMMISSION EXPIRES 01/10/2017

My Commission Expires: 1/10/2017

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Property: 1717 TIMBER POINTE NASHVILLE TN 37214
Parcel ID No.: #108160A04000
File Number: REO2012103220TN1

Mail Tax Notices To and Property Owner:

SunTrust Mortgage, Inc.
901 Semmes Ave.; RVW 5023
Richmond, VA 23224

and New Owner
Tina M. O'Donnell
1717 Timber Pointe
Nashville, TN 37214

I, or we, 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 $ 125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant **Scott P. Keeter, Vice President**
Specialized Loan Servicing LLC Attorney in Fact

Subscribed and sworn to before me this 6 day of February, 2013

Notary Public

My Commission 1/10/2017

RACHEL SIEGEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124082326
MY COMMISSION EXPIRES 01/10/2017