Davidson County DEEDWARRSP
Recvd: 04/26/13 12:06 5 pgs
Fees:28.00 Taxes:173.90
20130426-0041826

This Instrument Prepared By:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Michael Shaw
1012 Paris Ave
Nashville, TN 37204

Property Tax ID#: 161-03-0-098-00

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 3 day of April, 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, Grantor, MICHAEL SHAW, a (n) person, whose address is 1012 Paris Ave, Nashville, TN 37204, Grantee.

Witnesseth:

That for and in consideration of the sum of $47,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 5125 Manorwood Ct, Nashville, TN 372111

The Grantee(s) or purchasers(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

WITNESSES:

Witness

Irene Carrillo
Print Name

Witness

Shanda Kreuzer
Print Name

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 f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact

By: _____

Its: Todd Gabert, AVP

STATE OF AZ }

COUNTY OF Maricopa }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Todd Gabert its AVP By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact For: 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, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 3 day of April, 2013.

Notary Public Judy Shu
My Commission Expires 8-20-15

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

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 47,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant Todd Gabert, AVP

Subscribed and sworn to before me this the 3 day of April, 2013.

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

Notary Public Judy Shu

My Commission Expires: 8-20-15

Name and Address of Property Owner:

Michael Shaw
1012 Paris Ave
Nashville, TN 37204

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

Michael Shaw
1012 Paris Ave
Nashville, TN 37204

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 OF THE MCMURRAY MEADOWS SUBDIVISION, SECTION TWO, OF RECORD IN PLAT BOOK 4955, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED 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., ASSETBACKED CERTIFICATES, SERIES 2007-BC2 by Substitute Trustee's deed recorded on 12/31/12 Instrument number 20121231-0120773, in the Register's office for Davidson County, Tennessee.**

True Copy Certification

I, Jen Mannina, 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 TX

County of Collin

Personally appeared before me, [~~Name of Notary~~] Veela, a notary public for this county and state, [~~name of person making certification~~] Jen Mannina 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: 3/18/14
Notary' Seal (if on paper)

VEELA BOUNLUTAY
Notary Public, State of Texas
My Commission Expires
March 18, 2014