BILL GARRETT, Davidson County
Trans:T20130044467 DEEDWARRSP
Recvd: 05/29/13 09:11 5 pgs
Fees:28.00 Taxes:185.00
20130529-0053793

After Recording Return To:

TAYLOR TITLE & ESCROW, INC.
306 RAYON DRIVE
OLD HICKORY, TN 37138

This instrument prepared by:

TAYLOR TITLE & ESCROW, INC.
306 RAYON DRIVE
OLD HICKORY, TN 37138

2662

New Property Owner/Mail Tax Statements To:
Nisar Mohammadi
408 CEDARVIEW DR.
NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16213014000

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the MAY 9, 2013, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-13** 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 **$50,000.00 (Fifty Thousand Dollars and no Cents)** in consideration paid grants with covenants of limited warranty to **Nisar Mohammadi**, hereinafter grantee, party of the second part, whose tax mailing address is **408 CEDARVIEW DR., NASHVILLE, TN 37211**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration **$50,000.00 (Fifty 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 **408 CEDARVIEW DR.,NA SHVILLE, TN 37211.**

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.

The Grantee (s), or purchaser (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.

Executed by the undersigned on MAY 9, 2013:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-13 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: AUSTIN ALBURTIS

Its: AVP

STATE OF TEXAS
COUNTY OF COLLIN

The foregoing instrument was acknowledged before me on MAY 9, 2013 by AUSTIN ALBURTIS **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-13 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 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 RUSSELL W. BLACK

RUSSELL W BLACK
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-06-16

Maximum principal indebtedness for Tennessee recording tax purposes is $50,000.00.

State of Tennessee
County of Davidson

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 $50,000.00, 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 17th day of May, 2013.

Affiant

Anne Stewart
Print Name

Notary Public

My commission expires:

3-7-2017

JAMIE L. TAYLOR
Print Name

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

All that certain parcel of land in the County of Davidson, State of Tennessee, being known and designated as:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Dreamland Estates Southeast, Section 1, of record in Book 5200, Page(s) 646 & 647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from RUBIN LUBLIN TN, PLLC F/K/A RUBIN LUBLIN SUAREZ SERRANO TN, LLC to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-13, as described in Doc. No. 20130122-0006997, Recorded 01/22/2013 in DAVIDSON County Records.