# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130044947 DEEDWARRSP
Recvd: 05/30/13 10:59 2 pgs
Fees: 13.00 Taxes: 1147.04
20130530-0054402

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,010.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/26/17
(AFFIX SEAL)

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpool Road, Ste 317
Smyrna, TN 37167

12001869

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey Campbell | New Owner | |
| (NAME) | (NAME) | 064 05 0 089.00 |
| P.O. Box 60895 | ~ | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37206 | ~ | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The Bank of New York Mellon fka The Bank of New York as trustee for the certificateholders of CWABS 2004-01,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Campbell** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being all of Lot No. 79 on the plan of Phase One, Cleveland Hall of record in Plat Book 11700, Page 51, as corrected by Surveyor's Certificate of Correction in Instrument Number 19991209-0301348, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being all of the same property conveyed to The Bank of New York Mellon fka The Bank of New York as trustee for the certificateholders of CWABS 2004-01 by Trustee's Deed dated December 1, 2009 from Shellie Wallace, Successor Trustee, of record in Instrument Number 20091214-0113772, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

PROPERTY ADDRESS: 1136 Cleveland Hall Blvd, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13 day of May, 2013.

The Bank of New York Mellon fka The Bank of New York as trustee for the certificateholders of CWABS 2004-01, By Select Portfolio Servicing, Inc., Attorney-In-Fact

5/13/13

Eric Nelson, Document Control Officer

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Nelson, Document Control Officer the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Eric Nelson, Document Control Officer respectively of Select Portfolio Servicing, Inc., Attorney-In-Fact for The Bank of New York Mellon fka The Bank of New York as trustee for the certificateholders of CWABS 2004-01, the within named bargainor, a corporation, and that he/she as such Eric Nelson, Document Control Officer of Select Portfolio Servicing, Inc., Attoreny-In-Fact, authorized so to do, executed the foregoing instrument for the purposes therein contained. Said Attorney-In-Fact being of record in Instrument Number 20130530005440 1, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Salt Lake City, Utah this 13 day of May, 2013.

Commission expires: 10/10/2016

Notary Public

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

**RETURN TO:**

Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167