Davidson County DEEDWARRSP
Recvd: 06/12/13 15:47 4 pgs
Fees:23.00 Taxes:503.20
20130612-0060062

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Michael Geitz

Linda Geitz

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn before me this the 30 day of May, 2013.

Ella K. Butler
Notary Public
My commission expires: 12-06-2016

This instrument was prepared by:
Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner
Michael Geitz and Linda Geitz
345 DINWIDDIE DR.
MADISON TN 37115

Send Tax Bills To:
Michael Geitz and Linda Geitz
413 HIGHLAND HEIGHTS DR
GOODLETTSVILL TN 37072

Map-Parcel Nos.
02511002800

KNOW ALL MEN BY THESE PRESENTS:

That The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of CWABS Inc, Asset-Backed Certificates, Series 2007-1, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of One Hundred Thirty Six Thousand and 00/100 Dollars ($136,000.00) in hand paid by the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said Michael Geitz and Linda Geitz, and unto his heirs and assigns forever the following described land, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of HIGHLAND HEIGHTS ACRES, as shown by plat of record in Plat Book 3700, Page 97, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 27 fronts 124.08 feet on the easterly side of Highland Heights Drive and extends back 375.96 feet on the northerly line and 364.55 feet on the southerly line to a dead line in the rear, measuring 130.34 feet thereon.

Being the same property conveyed to The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of CWABS Inc, Asset-Backed Certificates, Series 2007-1 from Terry Mike Jones, as joint tenants with wife, Tammy Jones by Substitute Trustee's Deed recorded 1/17/2013 in Instrument No. 20130117-0005529, in the Register's office of Davidson County.

Property Address: 413 Highland Heights Dr, Goodlettsville TN 37072

Parcel# 02511002800

More Commonly Known As: 413 HIGHLAND HEIGHTS DR, GOODLETTSVILLE, TN 37072

TO HAVE AND TO HOLD the same unto said Michael Geitz and Linda Geitz, and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of CWABS Inc, Asset-Backed Certificates, Series 2007-1, hereby covenants with said Michael Geitz and Linda Geitz, that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its Brad Wiley, AVP this 12 day of April, 2013.

The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of CWABS Inc, Asset-Backed Certificates, Series 2007-1 by Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P., FKA Countrywide Home Loans Servicing, L.P., Servicer as Attorney-in-Fact

Name: Brad Wiley

Title: AVP

**ACKNOWLEDGEMENT**

**STATE OF** Texas )

)

**COUNTY OF** Collin )

Before me, the undersigned notary public in and for the State and County aforesaid, personally appeared Brad Wiley, with whom I am personally acquainted, ~~(or proved to me on the basis of satisfactory evidence)~~, and who, upon oath, acknowledged him/~~her~~self to be the AVP of Bank of America, NA a corporation, and who acknowledged that Brad Wiley is the Attorney-in-Fact for Bank of America, and that he/she as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/~~herself~~ as AVP.

Witness my hand and official seal this the 12 day of April, 2013.

My Commission Expires:
12/7/2015

Notary Public William D Owens

WILLIAM D OWENS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-15

True Copy Certification

I, Kate Leonard, do hereby make that I am a 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 the law.

Kate Leonard

State of Maryland

County of Baltimore

Personally appeared before me, Melissa Hess, a notary for Harford County, State of Maryland, Kate Leonard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Melissa M. Hess

Notary Signature

My Commission expires: 4/30/2017

MELISSA M. HESS
NOTARY PUBLIC
HARFORD COUNTY, MD