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

Davidson County	DEEDWARRSP
Recvd: 07/03/13 12:00	5 pgs
Fees:28.00 Taxes:425.50	
20130703-0068985	

New Owner(S) Address & Mail Tax Statements To:
Mauricio A. Salmeron
6020 Firelight Trl
Antioch, TN 37013

Property Tax ID#: 176 05 0B 067.00CO

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 11 day of June, 2013, by and between THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-14, Grantor, and MAURICIO A. SALMERON, a(n) married person, whose address is 6020 Firelight Trl, Antioch, TN 37013, Grantee.

Witnesseth:

That for and in consideration of the sum of $115,000.00 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: 6020 Firelight Trl, Antioch, TN 37013

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.

WITNESSES:

Witness

Kerri Stephen
Print Name

Witness

Roseanne Silvestro
Print Name

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-14
By Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP as attorney in fact.
By:

Its: Judy Shu, Assistant Vice President

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, Judy Shu its AVP By: By BANK OF AMERICA, N.A., successor by merger to BAC Home Loans Servicing, LP as attorney in fact For THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-14, 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 11 day of June, 2013.

Notary Public Todd Gabert
My Commission Expires 9/14/15

TODD GABERT
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 14, 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 $115,000, 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

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

KATHY E SANCHEZ
My Commission Expires
May 2, 2017

Notary Public
My Commission Expires: 5/2/2017

Name and Address of Property Owner:
Mauricio A. Salmeron
6020 Firelight Trl. Antioch TN, 37013

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Mauricio A. Salmeron
6020 Firelight Trl. Antioch TN, 37013

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"

BEING LOT NUMBER 162 ON THE PLAN OF HICKORY WOODS, SECTION C, OF RECORD IN PLAT BOOK 6900, PAGE 885-887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-14 BY SUBSTITUTE TRUSTEE'S DEED RECORDED ON 12/21/2012 INSTRUMENT NUMBER 20121221-0117873 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

Property Address: 6020 Firelight Trl, Antioch, TN 37013

True Copy Certification

I, Jen Manning, 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]~~ Kathy Sanchez, a notary public for this county and state, ~~[name of person making certification]~~ Jen Manning who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATHY E SANCHEZ
My Commission Expires
May 2, 2017

Notary's Signature

My Commission Expires: 5/2/2017

Notary' Seal (if on paper)