BILL GARRETT, Davidson County
Trans:T20130066178 DEEDWARRSP
Recvd: 08/02/13 09:17 3 pgs
Fees:18.00 Taxes:166.50
20130802-0080696

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Tracy Perry

Subscribed and sworn before me this the 26th day of July, 2013.

Notary Public
My commission expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

This instrument was prepared by:
Robert S. Coleman, Jr., Esq.
1405 N. Pierce, Suite 306
Little Rock, AR 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Farokh Fani 1453 Bell Rd, #106 Nashville, TN 37211	Farokh Fani 1453 Bell Rd., #106 Nashville, TN 37211	133-01-0199.00

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 the CWABS, Inc., Asset-Backed Certificates, Series 2005-17**,dul y authorized by proper resolution of its Board of Directors, for the consideration of the sum of **Forty Five Thousand Dollars ($45,000.00)** in hand paid by receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said **Farokh Fani**, and unto his/her heirs and assigns forever the following described land, situated in **Davidson County**, Tennessee, to-wit:

BEING LOT NUMBER 419 ON THE MAP OF SUNRISE HEIGHTS, SECOND ADDITION, OF RECORD IN BOOK 421, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17 BY SUBSTITUTE TRUSTEE'S DEED DATED MARCH 1, 2013, AND RECORDED MARCH 13, 2013 IN INSTRUMENT # 20130313-0024989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Address: 3307 Saindon Street Nashville, TN 37211

Tax ID#: 133-01-0199.00

TO HAVE AND TO HOLD the same unto said **Farokh Fani**, and unto his/her 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 the CWABS, Inc., Asset-Backed Certificates, Series 2005-17**, hereby covenants with said **Farokh Fani**, 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.

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

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its AVP this 22nd day of July, 2013.

The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing LP, f/k/a Countrywide Home Loans Servicing LP, as Attorney in Fact

Name: Min Soo Kim
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 Min Soo Kim, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the AVP of **Bank of America, N.A., successor by merger to BAC Home Loans Servicing LP, f/k/a Countrywide Home Loans Servicing, LP**, a corporation, and who acknowledged that **Bank of America, N.A., successor by merger to BAC Home Loans Servicing LP, f/k/a Countrywide Home Loans Servicing, LP** is the Attorney-in-Fact for **The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17**, 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 22nd day of July, 2013.

My Commission Expires:
05/22/16

Notary Public Austin M Alburtis

AUSTIN M ALBURTIS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-22-16