BILL GARRETT, Davidson County
Trans:T20130066481 DEEDWARRSP
Recvd: 08/02/13 14:47 4 pgs
Fees:23.00 Taxes:233.10
20130802-0081117

13-07850

**This instrument prepared by:**

**Jennifer Pennell, Attorney**
**US Title**
**109 Daventry Lane**
**Louisville, KY 40223**
**502-893-4371**
**BPR: 019152**

# SPECIAL WARRANTY DEED

**********

**SEND TAX BILLS TO:**
**Paul J. Ketchel Jr.**

151 Glenn Hill Dr
Hendersonville, TN 37075

**********

PROPERTY ADDRESS:

614 McCarley Ave, Madison, TN 37115

**********

MAP PARCEL NUMBERS: 052.02-0-058.00

**********

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **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 2004-13**(Grantor), has this day bargained and sold, and does hereby transfer and convey unto Paul J. Ketchel Jr. ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 614 McCarley Ave, Madison, TN 37115.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2013, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized Asst Vice President on this the 9th day of July, 2013.

Grantor: **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 2004-13**
**By: Green Tree Servicing, LLC as Attorney in Fact recorded as Instrument No.:** 20130802-0081116

By: Bradley S Johnson

Name: Bradley S Johnson

Title: Assistant Vice President

**STATE OF** Arizona

**COUNTY OF** Maricopa

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Bradley S Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Asst Vice President of **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 2004-13**, and that Bradley S Johnson as such Asst Vice President executed the foregoing instrument by signing the name of the company by himself/herself as Asst Vice President.

Witness my hand and seal at Office in Tempe, Arizona, this 9th day of July 2013.

Notary Public

My Commission Expires: 6/29/16

JENNIFER NAVARRO
Notary Public - Arizona
Maricopa County
My Commission Expires
JUNE 29, 2016

**********

STATE OF Arizona

COUNTY OF Maricopa

**VALUATION AFFIDAVIT**

The actual consideration or value whichever is greater, for this transfer is $63,000.00.

Jean Palenda
Affiant

Subscribed and sworn to before me this the 9th day of July, 2013.

JENNIFER NAVARRO
Notary Public - Arizona
Maricopa County
My Commission Expires
JUNE 29, 2016

Notary Public

My Commission Expires: 6/29/16

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 12 and the easterly one-half of Lot No. 11, Block D, on the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office of Davidson County, Tennessee. Said Property fronts 75 feet on the Southerly margin of McCarley Avenue and extends back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to Tommy J. Hufnagle by Warranty Deed dated November 18, 2004, of record as Instrument Number 20041123-0140447, in the Office of the Register of Deeds of Davidson County, Tennessee.

FURTHER 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 2004-13 by Substitute Trustee's Deed dated February 8, 2013, of record as Instrument Number 20130222-0017892, in the Office of the Register of Deeds of Davidson County, Tennessee.

**RETURN RECORDED DOCS TO:**
**US Title**
**109 Daventry Lane**
**Louisville, KY 40223**