Davidson County DEEDQC
Recvd: 12/09/13 08:56 5 pgs
Fees:28.00 Taxes:353.54
20131209-0124609

Commitment Number: 3214137

After Recording Return To:
ServiceLink,
FNF's National Lender Platform
1200 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
JEFFREY BLACK, 1708 BRICK COURT NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073 05 0 107.00

QUITCLAIM DEED

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 2004-09, whose mailing address is **2375 N. Glenville Drive (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, for $95,550.00 (Ninety Five Thousand Five Hundred Fifty Dollars and Zero Cents) in consideration paid, grants and quitclaims to **JEFFREY BLACK**, hereinafter grantee, whose tax mailing address is **1708 BRICK COURT NASHVILLE, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, and being part of Lot 4 on the Plan Book 2, Page 132 and 133, Chancery Court at Nashville, Being Lot No. 9 on the plan of Riverwood Heights Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, as follows: Beginning at a point in the southern boundary line of the land formerly owned by Malone and Williams, S. 74 degrees 15 minutes E, 433.55 feet easterly from the southwest corner of said Malone tract and a corner of the Highland View Subdivision, of record in Book 1424, Page 39, Register's

Office for Davidson County, Tennessee, said corner being S. 89 degrees 24 minutes, E 294.2 feet easterly from the easterly margin of Riverwood Circle, said point being also the northeast corner of Lot 8 on said Riverwood Heights plan; thence, with the line between said Lots 8 and 9, southwardly 180 feet to a point on the northerly margin of Shadow Lane; thence with the northerly margin of said Shadow Lane, eastwardly 75 feet to the southwest corner of Lot No. 10 on said plan; thence with the line between said lots 9 and 10, northwardly 180 feet to a point on the southerly boundary line of said Malone and Williams Tract, westwardly 75 feet to the beginning.

Being the same property as conveyed from Rubin Lubin TN PLLC, Substitute Trustee 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 2004-09 in Instrument 20130621-0063936, dated 07/22/2004, recorded 06/21/2013 in Davidson County Records.
Property Address is: 2317 SHADOW LN NASHVILLE, TN 37216

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: _____

Executed by the undersigned on NOVEMBER 7, 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 2004-09, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact

By: _____

Name: CHRISTINE GONZALEZ

Its: AVP

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on NOVEMBER 7, 2013 by CHRISTINE GONZALEZ its AVP on behalf 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 2004-09, BY BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as Attorney-in-Fact** who is personally known to me ~~or has produced XXXXXXXXXXXXXXXX as identification~~, and furthermore, the aforementioned person has acknowledged that ~~his~~/her signature was ~~his~~/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public, JENNIFER GREEN

JENNIFER GREEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-17

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TEXAS
County of DALLAS

I/~~We~~ hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $95,550, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7TH day of NOVEMBER, 2013 BY CHRISTINE GONZALEZ, AVP.

Affiant

CHRISTINE GONZALEZ, AVP
Print Name

(Seal)

JENNIFER GREEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-02-17

Notary Public

My commission expires:

10-2-17

JENNIFER GREEN
Print Name

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES