(5)

Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130106980 DEEDWARRSP
Recvd: 12/26/13 12:21 4 pgs
Fees:23.00 Taxes:1406.00

20131226-0129903

# SPECIAL WARRANTY DEED

| MAIL RECORDED DEED TO: | OWNER (SEND TAX BILLS TO): |
|---|---|
| M. BAGHER SAMI<br>FATEMEH SAMI<br>1941 OTTER CREEK ROAD<br>NASHVILLE, TN 37215 | M. BAGHER SAMI<br>FATEMEH SAMI<br>1941 OTTER CREEK ROAD<br>NASHVILLE, TN 37215 |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($380,000.00) cash in hand paid 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 CWMBS INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-5, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-5 BY ITS ATTORNEY IN FACT RESIDENTIAL CREDIT SOLUTIONS, INC., a Delaware limited liability company (herein, "Grantor"), whose address is 4282 N. Freeway, Fort Worth, TX 76137, hereby sells, transfers and conveys to M. BAGHER SAMI and FATEMEH SAMI, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1941 Otter Creek Road, Nashville, TN 37215, all of Grantor's interest in and to the following described real property located in Williamson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1829 Old Hickory Blvd, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 2nd day of December, 2013.

PIN NO: 158.00-0-082.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

**GRANTOR:**

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWMBS Inc., CHL Mortgage Pass-Through Trust 2007-5, Mortgage Pass Through Certificates, Series 2007-5 by its attorney in fact Residential Credit Solutions, Inc.

By: _____
Printed Name: Annette Hamilton
Title: Vice President

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Annette Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Vice President of Residential Credit Solutions, Inc. as attorney in fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWMBS Inc., CHL Mortgage Pass-Through Trust 2007-5, Mortgage Pass Through Certificates, Series 2007-5, a Delaware limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 2 day of December, 2013

[Affix Notary Seal]

MARIAH PEREZ
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 19, 2016

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: NOV. 19, 2016

**OATH OF CONSIDERATION**

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.

**GRANTEE**

Grantee signature M. Bagher Sami
M. Bagher Sami

Subscribed and sworn to under oath before me, this 20th day of December, 2013.

[Affix Notary Seal]

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05/17/2015

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

## EXHIBIT A

[Legal Description]

The following property, described as being in Brentwood, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 1 Laurelwood, as shown on plat of record in Plat Book 4460, page 121, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Williamson County, Tennessee, in Instrument No. 20130826-0089925 on August 26, 2013.

**PIN NO:** 158.00-0-082.00

**STREET ADDRESS:**

1829 Old Hickory Blvd, Brentwood, TN 37027

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document.*