Davidson County DEEDWARRSP
Recvd: 02/27/14 16:23 3 pgs
Fees:17.00 Taxes:0.00
20140227-0017134

This instrument prepared by:
Foundation Title & Escrow Series, LLC
381 Mallory Station Rd, Ste. 202
Franklin TN 37067

File No.: **MJLT12-3780**

SPECIAL WARRANTY DEED

Being re-recorded to correct notary acknowledgment and add Power of Attorney recording information , Deed of record in Instrument No. 20121004-0090851

THIS INDENTURE, made and entered into this FEBRUARY 25, 2014, by and between **Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc,. CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificates Series 2004-25, a Tennessee corporation** parties of the first part, and **Sanjay Patel**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Old Hickory,** County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Brandywine Farms, Section XI, of record in Book 4595, page 61, Register's Office for Davidson County, Tennessee, said Lot fronts 130 feet on the Northerly side of Shute Lane and runs back between Parallel Lines 317.05 feet a line in the rear on which it measures 130 feet.

Being the same property conveyed to Sanjay Patel by Warranty Deed from The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificate Series 2004-25, dated September 26, 2012 and filed on October 4, 2012 in Instrument Number 20121004-0090851, Register's Office of Davidson County, Tennessee.

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.

This conveyance is made subject to: All Declarations of Covenants, Conditions and Restrictions of Record.

Parcel ID # **06401003300**

☒ Improved OR
☐ Unimproved property located at: **213 Schute Ln, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWMBS, Inc,. CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificates Series 2004-25, a Tennessee corporation by Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP

By: _____
JENNIFER GREEN, AVP

State of TEXAS

County of DALLAS

Before me, AUSTIN M ALBURTIS the undersigned, Notary Public of the State and County aforesaid, personally appeared JENNIFER GREEN with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the ASST. VICE PRESIDENT of **Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP as power of attorney for Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP** the within named bargainer, a corporation, and that JENNIFER GREEN as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by JENNIFER GREEN as such AVP of **Bank of America N.A., successor by merger to BAC Home Loans Servicing, LP. Power of Attorney recorded in Instrument Number 20130916-0097070, Davidson County Tennessee, Register of Deeds** .

Witness my hand and Notarial Seal at office this FEBRUARY 25, 2014

_____
Notary Public AUSTIN M ALBURTIS

My Commission Expires: MAY 22, 2016

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

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Owner's Name: **Sanjay Patel**

and Address: **213 Schute Ln, Old Hickory, TN 37138**

Mail tax bills to, :same as above

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale. Deed being re-recorded to correct notary

_____
Affiant JENNIFER GREEN, AVP

Subscribed and sworn to before me this FEBRUARY 25, 2014 by Jennifer Green.

_____
Notary Public AUSTIN M ALBURTIS

My Commission Expires: MAY 22, 2016

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

True Copy Certification

I, Connie Buchanan, 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.

Connie Buchanan
Signature

State of TN

County of Wilson

Personally appeared before me Charlie Winn a notary public for this county and state, Connie Buchanan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Charles M Winn
Notary's Signature

My Commission Expires: 8/23/16
Notary' Seal (if on paper)

