Return to:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20140023902 DEEDWARRSP
Recvd: 04/09/14 09:52 4 pgs
Fees:23.00 Taxes:680.80
20140409-0029539

This Instrument Prepared by ~~and Return to~~:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2013100260TN

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Michael Kneeland	(Name) Michael Kneeland	128-12-0-A-033.00CO
(Address) 320 Old Hickory Blvd # 602	(Address) SAME	
(City) (State) (Zip) Nashville, TN 37211	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2007-23CB, Mortgage Pass-Through Certificates, Series 2007-23CB,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Michael Kneeland,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **128-12-0-A-033.00CO**

X Improved OR
Unimproved property located at:

320 Old Hickory Blvd Unit 602, Nashville, TN 37221, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the _____, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2007-23CB, Mortgage Pass-Through Certificates, Series 2007-23CB by Select Portfolio Servicing, Inc. as Attorney in Fact

By P Douglas 3-19-14

Name Paul Douglas, Doc. Control Officer

Title _____

SELECT PORTFOLIO SERVICING, INC. Corporate 1989 SEAL UTAH

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul Douglas, Doc. Control Officer (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Paul Douglas, Doc. Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2007-23CB, Mortgage Pass-Through Certificates, Series 2007-23CB the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this March 19, 2014

HOLLY LUMBERT
Notary Public State of Utah
My Commission Expires on:
September 11, 2017
Comm. Number: 670331

Notary Public

My Commission Expires: 9.11.17

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transaction is $184,000.00.

Affiant

Subscribed and sworn before me this 3/26/2014.

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/4/2015

EXHIBIT "A"

All that certain tract or parcel of land lying and being located in the County of Davidson, State of Tennessee being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 33, Building No. 6 on Plan of Section 4,Phase 1A Eagle Ridge at the Reserve Condominiums, A Horizontal Property Regime, created under Title 66, Section 27-101, Et.Seq. as amended, a Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Instrument Number 20011011-0110875 as supplemented and amended by supplement and amendment No. 9 to the Master Deed of record in Instrument Number 20020417-00478470, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant said unit as set forth in said Master Deed, reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Subject to all matters as set forth per Plat Book 7900 at Pages 896-898, Register's Office of said County.

Subject to easements of record in Book 8083 at Page 534 and Book 7861 at Page 559, Register's Office of said County.

Subject to Master Deed of record in Instrument Number 20011011-0110875 and supplemented in Instrument Number 20020417-0047840, Register's Office of said County.

Subject to all easements, restrictions, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plats of record.

Being the same property conveyed to Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2007-23CB, Mortgage Pass-Through Certificates, Series 2007-23CB by Substitute Trustee's Deed filed for record October 28, 2013 in Instrument Number 20131028-0111653 in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.