Davidson County DEEDWARRSP
Recvd: 05/06/14 13:50 6 pgs
Fees:33.00 Taxes:350.21
20140506-0038592

Commitment Number: 3215816

After Recording Return To:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

This instrument prepared by:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

New Property Owner/Mail Tax Statements To:
RICHARD BLOCK
1150 Shelton Ave.
Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
04212001700

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 24TH day of April, 2014, by and between **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 2005-16**, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03)Chandler, AZ 85224**, hereinafter grantor, and party of the first part, for Ninety-Four Thousand, Six Hundred, Fifty Dollars and No Cents ($94,650.00) in consideration paid grants with covenants of limited warranty to **RICHARD BLOCK**, a married hereinafter grantee, party of the second part, whose tax mailing address is 1150 Shelton Ave., Nashville, TN 37216, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Ninety-Four Thousand, Six Hundred, Fifty

Dollars and No Cents ($94,650.00), 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 has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as 204 WALKER TERRACE, MADISON, TN 37115.

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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its 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 it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

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 in their proper gender and number according to the context hereof.

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 2005-16 by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as attorney-in-fact

By: Irene Carrillo

Print Name: Irene Carrillo

Its: AVP

A **Power of Attorney** relating to the above described property was recorded on 07/05/2013 at Instrument # 20130705-0069784

STATE OF AZ
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on April 24, 2014 by Irene Carrillo of **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as attorney in fact for 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 2005-16,** who is personally known to me or has produced DL 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 Judy Shu

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

State of AZ
County of Maricopa

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 94,650.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24TH day of April, 2014.

Affiant

Irene Carrillo
Print Name

(Seal)

Notary Public

My commission expires:

August 20, 2015

Judy Shu
Print Name

CTIC# _____

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 9, ON THE PLAN OF GRIDIRON HEIGHTS, OF RECORD IN BOOK 2330, PAGE 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property as conveyed from RUBLIN LUBLIN FKA RUBIN LUBLIN SUAREZ SERRANO TN LLCTO 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 2005-16 , RECORDED 09/25/2013 IN DOC # 20130925-0100725 in DAVIDSON County Records.

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