Davidson County DEEDWARRSP
Recvd: 09/24/14 15:59 5 pgs
Fees:28.00 Taxes:216.82
20140924-0088036

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

SingleSource Property Solutions
333 Technology Drive, Suite 102
Canonsburg, PA 15317

OWNER (SEND TAX BILLS TO):

WILLIAM L. BAUGHER
P.O. Box 943
Brentwood, TN 37024-0943

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY-EIGHT THOUSAND SIX HUNDRED AND 00/100 Dollars ($58,600.00) 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 BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 BY ITS ATTORNEY IN FACT GREEN TREE SERVICING, LLC (herein, "Grantor"), whose address is 7360 South Kyrene Road, Tempe, AZ 85283, hereby sells, transfers and conveys to WILLIAM L. BAUGHER (herein, "Grantee"), whose address is P.O. Box 943, Brentwood, TN 37024, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2829 Surrey Road, Nashville, TN 37214

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 15th day of September, 2014.

This instrument is prepared by:
Steven A. Williams, Esq.
213 Brentshire Drive
Brandon, FL 33511

LOAN NUMBER 82234467

GRANTOR:

The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-16 by its Attorney in Fact Green Tree Servicing, LLC

By: Bradley Johnson
Printed Name: Bradley Johnson
Title: AVP

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bradley Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the AVP of Green Tree Servicing, LLC as Attorney in Fact for The Bank of New York Mellon fka The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-16, 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 15 day of Sept, 2016.

[Affix Notary Seal]

Cole Walker
Notary Public - Arizona
Maricopa County
My Commission Expires
February 5, 2017

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/5/2017

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $58,600.00.

Kathryn J. Mack, Affiant

SUBSCRIBED AND SWORN TO before me this 24th day of Sept., 2014.

Notary Public

My Commission Expires: 5-15-17

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JULIE A KING
Notary Public
CANONSBURG BORO., WASHINGTON CNTY
My Commission Expires May 15, 2017

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee being Lots no. 50 and 51 on the map of Donelson Heights as record in Plat Book 1424, page 35 register's office of Davidson County, Tennessee, beginning at a point in the northwesterly margin of Surrey Rd. at the corner of Lots 49 and 50; thence with th eline between said Lots northwesterly 213.090 feet to a point; thence northeasterly along the rear line of Lots 50 and 51 and along the real line of Lots 53 and 54 and 55 206.74 feet to the corner of Lots 52; thence with the line between Lots 51 and 53 easterly 78 feet to the margin of Surrey Rd; thence with the margin of the same southerly around a slight curve 233.54 feet to the beginning.

This conveyance is subject to all Restrictions, Easements, Setback Lines, and Encumbrances of record in the Register's Office for the aforesaid County.

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 Davidson County, Tennessee, as Instrument No. 20140806-0070506 on August 6, 2014.

PIN NO: 096.10-0-005.00

STREET ADDRESS: 2829 Surrey Road, Nashville, TN 37214

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. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Kathryn J. Mack, 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.

Kathryn J. Mack
Signature

State of Pennsylvania

County of Washington

Personally appeared before me, Heidi Copenheaver, a notary public for this county and state, KATHRYN J MACK, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heidi Copenheaver
Notary's Signature

My Commission Expires: 5/28/2017
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HEIDI COPENHEAVER
Notary Public
CECIL TOWNSHIP, WASHINGTON COUNTY
My Commission Expires May 28, 2017