Davidson County DEEDWARRSP
Recvd: 11/07/14 13:56 5 pgs
Fees:28.00 Taxes:188.70
20141107-0103179

CE1407-TN-1920069

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Personally Known To Me

Guirlene Dolcine
Contract Management Coordinator
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF September 2014

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SEAN BISHOP
Notary Public - State of Florida
My Comm. Expires Jul 21, 2017
Commission # FF 029104
Bonded Through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, LLC
2002 Summit Boulevard, Suite 600, Atlanta, GA 30319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David Flowers and Hilda Flowers 100 Arrowood Dr Cottontown, TN 37048	David Flowers and Hilda Flowers 100 Arrowood Dr Cottontown, TN 37048	03316015500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset Backed Pass-Through Certificates, Series 2004-KS11, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **David Flowers and Hilda Flowers, Husband and wife, as Joint Tenants with Rights of Survivorship,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible

easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 313 Slayton Drive, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **David Flowers and Hilda Flowers, Husband and wife, as Joint Tenants with Rights of Survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset Backed Pass-Through Certificates, Series 2004-KS11** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **David Flowers and Hilda Flowers, Husband and wife, as Joint Tenants with Rights of Survivorship**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset Backed Pass-Through Certificates, Series 2004-KS11,**has executed this deed this the 4 day of September, 2014.

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-KS11

Guirlene Dolcine

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me **Guirlene Dolcine** as Contract Management Coordinator, for Ocwen Loan Servicing, LLC, as attorney in fact of said **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-KS11**

Personally Known To Me

Witness my hand and Notarial Seal this 4 day of September 2014.

Sean Bishop

Notary Public

My Commission expires: 7/21/17

POA recorded simultaneously herewith.

RETURN TO:
David Flowers and Hilda Flowers
100 Arrowood Dr
Cottontown, TN 37048

SEAN BISHOP
Notary Public - State of Florida
My Comm. Expires Jul 21, 2017
Commission # FF 029104
Bonded Through National Notary Assn.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 157 AND RESERVED PARCEL B ON THE PLAN OF PRIMROSE MEADOWS, SECTION 2, OF RECORD IN PLAT BOOK 4860, PAGE 105, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset Backed Pass-Through Certificates, Series 2004-KS11, recorded June 13, 2014, in Instrument No. 20140613-0051812, Davidson County, Tennessee.

I, Justin Garver, 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.

Signature

State of Georgia

County of DeKalb

Personally appeared before me, Richard Davidson a notary public for this county and state, **Justin Garver** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.