Davidson County DEEDWARRSP
Recvd: 11/07/14 15:07 4 pgs
Fees:23.00 Taxes:236.80
20141107-0103261

CE1405-TN-1771622

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant Jacqueline S. Michaelson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF Oct 2014

Notary Public Allyson Rivera

MY COMMISSION EXPIRES: (AFFIX SEAL)

Personally Known To Me

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/26/2017

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Building 400, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jonathan Kingham 203 Garwood Drive Nashville, TN 37210	Jonathan Kingham 203 Garwood Drive Nashville, TN 37210	11902005800

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 f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-5, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Jonathan Kingham , A Married Person, taking as separate property,** 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: 203 Garwood Drive, Nashville, TN 37210

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 **Jonathan Kingham , A Married Person, taking as separate property,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-5** 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 **Jonathan Kingham , A Married Person, taking as separate property**, 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 f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-5,**has executed this deed this the 29 day of OCT, 2014.

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-5"

Jacqueline S. Michaelson

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact
Jacqueline S. Michaelson Contract Management Coordinator

STATE OF FLORIDA COUNTY OF PALM BEACH

10/29/14

On A personally appeared Before me, Jacqueline S. Michaelson as Contract Management Coordinator for OCWEN Loan Servicing, LLC as Attorney in Fact for **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-5,** known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument.

Witness my hand and Notarial Seal this 29 day of OCT, 2014.

Personally Known To Me

ALLYSON RIVERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE864744
Expires 1/28/2017

Allyson Rivera

Notary Public

My Commission expires: 1-28-17

POA recorded simultaneously herewith

RETURN TO:
Jonathan Kingham
203 Garwood Drive
Nashville, TN 37210

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 16 ON THE PLAN OF CUNNINGHAM HEIGHTS, OF RECORD IN BOOK 2331, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-5, recorded June 2, 2014, in Instrument No. 20140502-0037195, 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.