Davidson County DEEDWARRSP
Recvd: 11/20/14 09:11 5 pgs
Fees:28.00 Taxes:338.18
20141120-0106860

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

KIM NHUNG THI NGUYEN
9116 Spring Lake Ct.
Nashville, TN 37221

OWNER (SEND TAX BILLS TO):

KIM NHUNG THI NGUYEN
9116 Spring Lake Ct.
Nashville, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF NINETY-ONE THOUSAND FOUR HUNDRED AND 00/100 Dollars ($91,400.00) 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 2004-13, 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 KIM NHUNG THI NGUYEN (herein, "Grantee"), whose address is 9116 Springlake Ct., Nashville, TN 37221, 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: 227 Wallace Road, Nashville, TN 37211

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.

The Grantee(s), or purchaser(s), of the Property cannot resell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this deed.

WITNESS my hand and seal this 4 day of November, 2014.

PIN NO: 148.01-0-019.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Loan Number: 82288535

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 2004-13, BY ITS ATTORNEY IN FACT GREEN TREE SERVICING, LLC

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

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bradley S 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 2004-13, 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 4 day of November 2014.

[Affix Notary Seal]

KAREN RUDZINSKI
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires July 9, 2018

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/9/18

Loan Number: 82288535

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $91,400.00.

GRANTEE

Grantee signature _____
Kim Nhung Thi Nguyen

Subscribed and sworn to under oath before me, this 14th day of November, 2014.

[Affix Notary Seal]

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-6-17

Loan Number: 82288535

EXHIBIT A

[Legal Description]

All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as follows:

Lot No. 235 on the Plan of Hillbrook, Section Two, as of record in Book 3300, page 12.

Said Lot fronts 78 feet on the south side of Wallace Road and runs back 151.7 feet on the west line and 153.3 feet on the east line, to a dead line in the rear on which it measures 78 feet.

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. 20140715-0062200 on July 15, 2014.

PIN NO: 148.01-0-019.00

STREET ADDRESS: 227 Wallace Road, Nashville, TN 37211

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.

14-61480 (hw)

Loan Number: 82288535

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE