BILL GARRETT, Davidson County
Trans:T20140088688 DEEDWARRSP
Recvd: 11/25/14 09:20 4 pgs
Fees:23.00 Taxes:263.81
20141125-0108494

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2014030166TN

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Hozan Barwari	(Name) Hozan Barwari	162-03-0-195.00
(Address) 7312 South Colony Ct.	(Address) 7312 South Colony Ct.	
(City) (State) (Zip) Nashville TN 37221	(City) (State) (Zip) Nashville TN 37221	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2007-OA3, Mortgage Pass-Through Certificates, Series 2007-OA3,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Hozan Barwari,** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID **# 162-03-0-195.00**

X Improved OR
Unimproved property located at:

4983 Karen Ray Drive, Antioch, TN 37013, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit "B" attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend title to said real estate to said Grantee(s), their successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 11/18/14, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2007-OA3, Mortgage Pass-Through Certificates, Series 2007-OA3 by Select Portfolio Servicing, Inc. as Attorney in Fact

11/18/14

By _____

Name Mike Sanders, Doc. Control Officer

Title _____

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mike Sanders, Doc. Control Officer (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Mike Sanders, Doc. Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2007-OA3, Mortgage Pass-Through Certificates, Series 2007-OA3 the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 11/18/14.

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

_____
Notary Public
My Commission Expires: 10/10/2016

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transaction is $71,300.00.

_____
Affiant

Subscribed and sworn before me this 11-24-14.

CRYSTAL ROZENBAUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
JANUARY 24, 2017

_____
Notary Public
My Commission Expires: _____

EXHIBIT "A"

A certain parcel or tract located in Davidson County, Tennessee described as the following, to-wit:

Being Lot Number 26 on the Plan of Section Four, Apache Hills, of record in Book 4460, Page 60, Register's Office of Davidson County, Tennessee.

Said Lot Number 26 fronts 59.89 feet on the westerly margin of Karen Ray Drive and extends back 174.78 feet on the northerly line and 146.50 feet on the southerly line to a broken line in the rear measuring 68.40 feet thereon.

Being the same property conveyed to Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2007-OA3, Mortgage Pass-Through Certificates, Series 2007-OA3 by Substitute Trustee's Deed filed for record in Instrument Number 201403210023365 in the Office of the Register of Deeds for Davidson County, Tennessee.

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter referred to as "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any County in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any County in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior subsequent years, the payment which Grantor assumes (as the time of transfer of title) and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.