Special Warranty Deed

Davidson County	DEEDWARRSP
Recvd: 12/04/14 10:23	5 pgs
Fees:28.00 Taxes:321.16	
20141204-0111141	

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

DAMARY MARTINEZ
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

SCOTT BAKER
2996 Melbourne Terrace
Mt Juliet, TN 37122

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY-SIX THOUSAND EIGHT HUNDRED AND 00/100 Dollars ($86,800.00) 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, TRUSTEES FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 BY GREEN TREE SERVICING, LLC AS ATTORNEY IN FACT (herein, "Grantor"), whose address is 7360 S Kyrene Road, Tempe, AZ 85283, hereby sells, transfers and conveys to SCOTT BAKER (herein, "Grantee"), whose address is 2996 MELBOURNE TERRACE, MT JULIET, TN 37122, 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: 3132 Jonesboro Drive, Nashville, TN 37215

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 21st day of November, 2014.

PIN NO: 09614023300

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

Loan #82234874

3132 Jonesboro Drive, Nashville, TN 37215

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEES FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 BY GREEN TREE SERVICING, LLC AS ATTORNEY IN FACT

By: _____
Printed Name: George Dumler
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, Gary Dumler, 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, TRUSTEES 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 corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 21 day of NOV, 2014.

[Affix Notary Seal]

TERESA M. DELEON
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires Sept. 25, 2016

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-25-16

Loan #82234874

3132 Jonesboro Drive, Nashville, TN 37215

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 86,800.00.

GRANTEE

Grantee signature _____
Scott Baker

Subscribed and sworn to under oath before me, this 25 day of November, 2014.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 25 Aug 2015

[Affix Notary Seal]

BEN COLLIER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Loan #82234874

3132 Jonesboro Drive, Nashville, TN 37215

EXHIBIT A

[Legal Description]

THE PROPERTY ABOVE MENTIONED AND NOW FURTHER DESCRIBED AS BEING IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 212 ON THE PLAN OF HICKORY BEND, SECTION 4, AS OF RECORD IN BOOK 4175, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

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, in 20141003-0091933 on October 3, 2014.

PIN NO: 09614023300

STREET ADDRESS:

3132 Jonesboro Drive, Nashville, TN 37215

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, Roselyn Pauley, 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.

Roselyn Pauley
Signature

State of CA

County of Los Angeles

Personally appeared before me, Lupe Aguilera, a notary public for this county and state, Roselyn Pauley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/14/15
Notary' Seal (if on paper)

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015