Davidson County DEEDWARRSP
Recvd: 12/12/14 14:16 5 pgs
Fees:28.00 Taxes:325.60
20141212-0114033

CE1411-TN-2300067

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Personally Known To Me

Jon King
Affiant Contract Management Coordinat

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF December 2014

Notary Public Jami Dorobia

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florid
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

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:
Boulevard Homes, LLC 7154 Tullamore Ln. Franklin, TN 37067	Boulevard Homes, LLC 7154 Tullamore Ln. Franklin, TN 37067	09109009400

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-D, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Boulevard Homes, LLC , A Tennessee Limited Liability Company,** 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: 6018 Deal Ave, Nashville, TN 37209

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 **Boulevard Homes, LLC , A Tennessee Limited Liability Company,** 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-D** 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 **Boulevard Homes, LLC , A Tennessee Limited Liability Company**, 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-D,**has executed this deed this the 2 day of December, 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-D"

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact
Jon King Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

on 12/2/2014 personally appeared before me Jon King as Contract Management Coordinator for Ocwen Loan Servicing, LLC, as attorney in fact of 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-D.**

Personally Known To Me

Witness my hand and Notarial Seal this 2 day of December, 2014.

Jami Dorobiala

Notary Public

My Commission expires:

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

POA recorded simultaneously herewith

RETURN TO:
Boulevard Homes, LLC
7154 Tullamore Ln.
Franklin, TN 37067

EXHIBIT "A"

BEING THE EASTERLY ONE-HALF OF LOT NO. 38 ON THE PLAN OF T. M. NALL'S SUBDIVISION OF LOTS 18, 19 AND 20 IN B.F. COCKRILL'S LAND, OF RECORD IN BOOK 421, PAGE 63, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 38 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF DEAL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 217.8 FEET TO A LINE IN THE REAR ON WHICH IT MEASURES 50 FEET.

Being Property Conveyed by Substitute Trustee's Deed from Jason Mangrum, Substitute 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-D, recorded June 19, 2014, in Instrument Number 20140619-0053659, Davidson County, Tennessee.

I, Lori Lancaster 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 Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster 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: 2/9/18

Notary's Seal (if on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(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.