Commitment Number: 3285556

After Recording Return To:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

Davidson County DEEDWARRSP
Recvd: 01/05/15 11:45 6 pgs
Fees:33.00 Taxes:925.00
20150105-0000765

This instrument prepared by:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

New Property Owner/Mail Tax Statements To:
ADMIR HRISTIC and LVANA HRISTIC
6869 COLLINSWOOD DRIVE
NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
155080C15700C0

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 30 day of Dec , 2014, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., REVOLVING HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2004-F**, whose mailing address is **2505 W Chandler Blvd (Mail Code: AZ1-805-03-03)Chandler, AZ 85224**, hereinafter grantor, and party of the first part, for Two Hundred, Fifty Thousand Dollars and No Cents ($250,000.00) in consideration paid grants with covenants of limited warranty to **ADMIR HRSTIC and IVANA HRSTIC**, as joint tenants, hereinafter grantee, party of the second part, whose tax mailing address is 6869 COLLINSWOOD DRIVE, NASHVILLE, TN 37221, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Two Hundred, Fifty Thousand Dollars and No Cents ($250,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as 6869 COLLINSWOOD DRIVE, NASHVILLE, TN 37221.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., REVOLVING HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2004-F by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as attorney-in-fact

By: _____

Print Name: Alecia Bryant

Its: Assistant Vice President

A **Power of Attorney** relating to the above described property was recorded on 07/05/2013 at Instrument # 20130705-0069784

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on December 30, 20 14 by Alecia Bryant of **BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as attorney in fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., REVOLVING HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2004-F,** who is personally known to me or has produced NA as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CHRISTA MC CLURE NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-29-2016

_____
Notary Public
Christa McClure

State of Texas
County of Dallas

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 250000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30 day of December, 20 14 by Alecia Bryant

Affiant

Alecia Bryant,AVP
Print Name

(Seal)

Notary Public

My commission expires:

08-29-2016

Christa McClure
Print Name

CTIC# 12910659-0

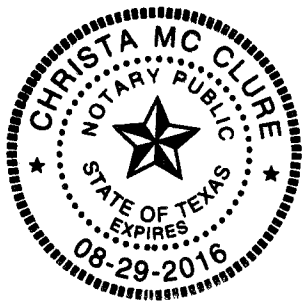


Exhibit A

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 157 ON THE PLAN OF POPLAR CREEK ESTATES, PHASE 2 OF RECORD IN PLAT BOOK 6900, PAGE 339-347, (SEE BOOK 7900, PAGES 888 AND 889, SAID REGISTER'S OFFICE FOR AMENDMENT AND CHANGE OF SURVEY MONUMENTATION), REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 157 FRONTS 70 FEET ON THE WESTERLY MARGIN OF COLLINSWOOD DRIVE AND EXTENDS BACK 120.82 FEET ON THE NORTHERLY LINE AND 134.21 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR, MEASURING 87.84 FEET THEREON.

Being the same property as conveyed from WILLIAM CHAD BELL AND SPOUSE, TANDY LANE BELL to Bank of America, N.A., as described in Instrument # 20141210-0113055, Dated: 9/24/2014, Recorded: 12/10/2014, in DAVIDSON County Records.

True Copy Certification

I, Dana L. Baxendell, 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.

Dana L Baxendell
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Christina Michelle McCartney, a notary public for this county and state, Dana L. Baxendell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina Michelle McCartney
Notary's Signature

My Commission Expires: 4/7/2015
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina Michelle McCartney, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 7, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES