Davidson County DEEDWARRSP
Recvd: 01/14/15 12:04 5 pgs
Fees:28.00 Taxes:429.20
20150114-0004013

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
CATHERINE R. BRADFORD 3924 Hydesdale Lane Nashville, TN 37218	CATHERINE R. BRADFORD Same

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTEEN THOUSAND AND 00/100 Dollars ($116,000.00) 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, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-4 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 CATHERINE R. BRADFORD (herein, "Grantee"), whose address is _____, 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: 3924 Hydesdale Lane, Nashville, TN 37218

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 23 day of December, 2014.

PIN NO: 069.03-0-095.00

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

Loan # 82491567

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-4 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 AT ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-4, and that the foregoing instrument was executed on behalf of said company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 23 day of December, 2014.

[Affix Notary Seal]

DAVID J. HOOVER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires June 19, 2016

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 116,000.00.

GRANTEE

Grantee signature Catherine R Bradford
Catherine R. Bradford

Subscribed and sworn to under oath before me, this 14 day of January, 2015.

[Affix Notary Seal]

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01-09-2016

Loan # 82491567

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Enchanted Hills, Section 1, of record in Book 3300, Page 96, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description. This conveyance is subject to any and all existing easements and restrictions as shown on record in Plat Book 3300, Page 96, in the Register's Office, Davidson County Tennessee.

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 20141028-0099148 on October 28, 2014.

PIN NO: 069.03-0-095.00

STREET ADDRESS:

3924 Hydesdale Lane, Nashville, TN 37218

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.

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

