Davidson County DEEDWARRSP
Recvd: 01/29/15 14:27 5 pgs
Fees:28.00 Taxes:436.60
20150129-0008698

# SPECIAL WARRANTY DEED

**MAIL RECORDED DEED TO:**

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

**OWNER (SEND TAX BILLS TO):**

GERALD NEWSOM
2120 Remington Park Rd.
Hickory, TN 37138

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTEEN THOUSAND AND 00/100 Dollars ($118,000.00) 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 2007-12 (herein, "Grantor"), whose address is 7360 S Kyrene Road, Tempe, AZ 85283, hereby sells, transfers and conveys to GERALD NEWSOM (herein, "Grantee"), whose address is 2120 Remington Park Rd., Hickory, TN 37138, 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: 4233 Sandstone Drive, Antioch, TN 37013

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 17th day of December, 2014.

PIN NO: 164-10-0A-209.00CO

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



Loan #82234404

4233 Sandstone Drive, Antioch, TN 37013

**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 2007-12 by Green Tree Servicing, LLC as Attorney in Fact

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 as 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 2007-12, 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 17 day of December, 2014

[Affix Notary Seal]

OFFICIAL SEAL
ASHLEIGH CLARK
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
SEPTEMBER 18, 2018

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/18/18



Loan #82234404

4233 Sandstone Drive, Antioch, TN 37013

## OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson Co.

The actual consideration or value, whichever is greater, for this transfer is $ 118,000.00.

**GRANTEE**

Grantee signature Gerald Newsom
Gerald Newsom

Subscribed and sworn to under oath before me, this 20 day of January, 2015

[Affix Notary Seal]

GINA M MUSIL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/28/17

## EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF FINAL PLAT, VILLAGE FOUR, SUMMERFIELD, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20030401-0042979, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE. TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE 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, as Instrument No. 20140903-0080152 on September 3, 2014.

**PIN NO:** 164-10-0A-209.00CO

**STREET ADDRESS:**

4233 Sandstone Drive, Antioch, TN 37013

*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