This Instrument Prepared By:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074
Phone: 702-736-6400

Order No. 9537289
Reference No. 9368800

BILL GARRETT, Davidson County
Trans:T20150009120 DEEDWARRSP
Recvd: 02/05/15 09:42 4 pgs
Fees:23.00 Taxes:122.10
20150205-0010847

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Matthew Pearson 512 Fairlane Drive Nashville, Tennessee 37211	Matthew Pearson 512 Fairlane Drive Nashville, Tennessee 37211	Map/Parcel: 04315015900

FOR AND IN CONSIDERATION of the sum of THIRTY-THREE THOUSAND AND NO/100 DOLLAR ($33,000.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2002-BC2** has this day bargained and sold, and does hereby transfer and convey unto the said **Matthew Pearson, a married man**, Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2002-BC2 by Deed from Shapiro & Kirsch, LLP of record in Document No. 20141110-0103667, said Register's Office.

The express purpose of this conveyance is to transfer title.

This is unimproved ( ) property known as 1114 East Old Hickory Boulevard, Madison, Tennessee 37115
Improved ( )

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 28 day of January, 20 15, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2002-BC2

By: _____

Printed Name & Title: Judy Shu, Assistant Vice President

By: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP, as Attorney in Fact

ACKNOWLEDGMENT

STATE OF AZ)

COUNTY OF MARICOPA) ss

Before me, Todd Gabert, a Notary Public of the State and

County aforesaid, personally appeared Judy Shu with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be Assistant Vice President 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 Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2002-BC2**, the within named bargainor, a corporation organized and operating under the laws of the State of AZ, and that he/she as such Assistant Vice President executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as Assistant Vice President.

NOTARY STAMP/SEAL

TODD GABERT
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 14, 2015

WITNESS my hand and official seal,
at office in
Chandler, Az this
28 day of January, 20 15.

_____
NOTARY PUBLIC
MY Commission Expires: 9/14/15

AFFIDAVIT OF VALUE

STATE OF AZ)

COUNTY OF MARICOPA)

The actual consideration or value whichever is greater, for this transfer is $33,000.00.
Subscribed and sworn to before me this the 28 day of January, 20 15.

(Affix Seal)

Affiant Judy Shu, AVP

Notary Public

My Commission Expires: 9/14/15

TODD GABERT
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
September 14, 2015

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots No. 15 and 16 on Block A on the Map of Anderson's Subdivision, as of record in Book 974, pages 36 and 37, Register's Office for Davidson County, Tennessee.

Said Lots no. 15 and 16 front together 50 feet on the southerly side of Old Hickory Boulevard and run back between lines 129.65 feet on the westerly line and 130.1 feet on the easterly line, to a dead line, measuring 50 feet more or less.