BILL GARRETT, Davidson County
Trans:T20150015131 DEEDWARRSP
Recvd: 03/02/15 13:55 4 pgs
Fees:23.00 Taxes:509.86
20150302-0017880

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
PEGGY JO DOORES 504 YELLOWSTONE CT. ANTIOCH, TN 37013	PEGGY JO DOORES 504 YELLOWSTONE CT. ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-SEVEN THOUSAND EIGHT HUNDRED AND 00/100 Dollars ($137,800.00) 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, AS TRUSTEE (CWABS 2005-BC4) BY ITS ATTORNEY IN FACT BAYVIEW LOAN SERVICING, LLC (herein, "Grantor"), whose address is 4425 Ponce De Leon Blvd, 4th Flr., Coral Gables, FL 33146 hereby sells, transfers and conveys to PEGGY JO DOORES (herein, "Grantee"), whose address is 135 NOLAN DR., PADUCAH, KY 42003, 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: 504 Yellowstone Court, 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.

[Note: This deed is a Special Warranty Deed. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

WITNESS my hand and seal this 12 day of February, 2015.

PIN NO: 175.04-0A-094.00 CO

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

GRANTOR:

THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE (CWABS 2005-BC4) BY ITS ATTORNEY IN FACT BAYVIEW LOAN SERVICING, LLC

By: _____
Printed Name: Sonia Asencio
Title: Assistant Secretary

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sonia Asencio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Asst. Sec of BAYVIEW LOAN SERVICING, LLC, ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE (CWABS 2005-BC4), 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 12 day of Feb, 2015.

[Affix Notary Seal]

MILAGROS GARCIA
Notary Public - State of Florida
My Comm. Expires Jan 9, 2017
Commission # EE 863633

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 137,800.00 .

AFFIANT

Subscribed and sworn to under oath before me, this 13 day of February , 20 15

Notary Public

[Affix Notary Seal]

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission expires: 8/18/18

EXHIBIT A

[Legal Description]

The following described real property, to-wit:

Property located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee, being all of Unit No. 17B, Phase Two, Park Place Subdivision, A Private Element Horizontal Property Regime, described in a master deed for Park Place Subdivision, a Horizontal Property Regime with private elements of record in Instrument NO. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, as amended in Instrument No. 20030710-0095634, as rerecorded in Instrument No. 20030915-0134956, said Register's Office, to which reference is hereby made.

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 Warranty Deed Book Document No. 20141020-0096528 on October 20, 2014.

PIN NO: 175.04-0A-094.00 CO

STREET ADDRESS:

504 Yellowstone Court, 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.