New Owner: Gary L. & Cheryl D. Heesaker
2901 Lower Walker Creek Road
Goodlettsville, TN 37072

Send Tax Bills to: Christiansen Financial, Inc.
355 S. Ronald Regan Blvd.
Longwood, FL 32750

BILL GARRETT, Davidson County
Trans:T20150016937 DEEDWARRSP
Recvd: 03/09/15 15:18 5 pgs
Fees:28.00 Taxes:910.20
20150309-0020074

File Number: 11099

After Recording Return To:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 01700028200

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the February 24, 2014, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWMBS INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-7, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-7**, whose mailing address is **C/O NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, 55 BEATTIE PLACE SUITE 110, GREENVILLE, SC 29601**, hereinafter grantor, and party of the first part, for ,000.00 (Two Hundred Forty Six Thousand Dollars and Zero Cents) in consideration paid grants with covenants of limited warranty to **GARY L. HEESAKER & CHERYL D. HEESAKER, AS HUSBAND AND WIRE**, hereinafter grantees, party of the second part, whose tax mailing address is 2901 Lower Walker Creek Road, * , the real property described in the **Attached Exhibit A:**
*Goodlettsville, TN 37072

WITNESSETH: That for and in consideration $246,0 00.00 (Two Hundred Forty Nine Thousand Nine Hundred Dollars and Zero Cents), 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 **2901 Lower Walker Creek Road, Goodlettsville, TN 37072**.

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.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Being the same property conveyed to the part of the first part and recorded at:

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."
"The Following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:
i. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property")
ii. All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located
iii. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect
iv. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portions(s) thereof
v. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes
vi. Any conditions that would be revealed by a physical inspection and survey of the Property."

Executed by the undersigned on 2-24, ~~2014~~ 2015

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWMBS INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-7, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-7 by its attorney in fact New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

By: _____

Name: Jason Yates

Its: V.P.

STATE OF SC

COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 24 day of February, 20 15, by Jason Yates (name of officer or agent) as VP (title of officer or agent) of **New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWMBS INC., CHL MORTGAGE PASS-THROUGH TRUST 2004-7, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-7** (name of corporation acknowledging), a Delaware (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ (type of identification) as identification.

Witness my hand and seal, this 24 day of February 2015

_____
Notary Public

My Commission Expires _____

WENDY M. ARMONAITIS
Notary Public, State of South Carolina
My Commission Expires 8/6/2023

WENDY M. ARMONAITIS
NOTARY PUBLIC
SOUTH CAROLINA

Exhibit A

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Land in the 10th CIvil District of Davidson County, Tennessee, described as Tract No. 1 on survey by Ray G. Cole, Surveyor License No. 924, dated 9/17/84 as follows: BEGINNING at an iron pin set in the northwesterly margin of Lower Walker's Creed Road being the original northeast comer of this tract as described in deed of record in Book 3572, page 616, said Register's Office, and the southeast corner of J. A. Russell property; thence along the northwesterly margin of Lower Walker's Creek Road South 42 degrees 47' 31" West 240 feet to a point; thence along a curve having a radius of 1138.57 feet a distance of 149.78 feet to a point; thence South 35 degrees 15' 16" West, 217.04 feet to an iron pin set; thence leaving the northwesterly margin of Lower Walker's Creek Road North 61 degrees 13' 27" West 779.11 feet to an iron pin set; thence North 1 degrees 48' 44" East 198 feet to an iron pin set by a post; thence along the southerly margin of J. A. Russell property South 84 degrees 27' 9" East 1064.55 feet to the point of beginning. Map Parcel #01700028200

Maximum principal indebtedness for Tennessee recording tax purposes is ~~$246,000.00~~
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

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 ~~$249,900.00~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.
*$246,000.00 KBH
Subscribed and sworn to before me

This 9th day of March, 2015.

Tammy Mellons
Affiant

Tammy Mellons
Print Name

(Seal)

Karen B. Heavener
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

11/3/15

Karen B. Heavener
Print Name

CTIC# _____