Davidson County DEEDWARRSP
Recvd: 05/28/15 15:00 5 pgs
Fees:28.00 Taxes:288.23
20150528-0049341

SPECIAL WARRANTY DEED

R# 1097713

MAIL RECORDED DEED TO:

STEPHANIE ROMERO
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

DOUG LAWRENCE
2856 RURAL HILL CIRCLE
NASHVILLE, TN 37217

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY-SEVEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($77,900.00) 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 2005-16 (herein, "Grantor"), whose address is 7360 S Kyrene Rd., Tempe, AZ 85283, hereby sells, transfers and conveys to DOUG LAWRENCE (herein, "Grantee"), whose address is 2856 RURAL HILL CIR, Nashville, TN, 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: 2856 Rural Hill Circle, Nashville, TN 37217

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.

PIN NO: 15001013200

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

Loan #82230206 Property: 2856 Rural Hill Circle, Nashville, TN 37217

WITNESS my hand and seal this 7 day of April, 2015.

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 2005-16 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 2005-16, 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 7 day of April, 2015.

[Affix Notary Seal]

DAVID J. HOOVER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires June 19, 2018

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 $_77,900.00_____.

GRANTEE

Grantee signature Doug Lawrence
Doug Lawrence

Subscribed and sworn to under oath before me, this 1st day of May, 2015.

[Affix Notary Seal]

MELISSA MADDOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 11, 2017

Melissa Maddox
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/11/2017

EXHIBIT A

[Legal Description]

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT NO. 41 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 8, AS OF RECORD IN BOOK 3700, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT BEING TRIANGULAR IN SHAPE.

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. 20141103-0101043 on November 3, 2014.

PIN NO: 15001013200

STREET ADDRESS: 2856 Rural Hill Circle, Nashville, TN 37217

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, Deborah Vidal, 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.

Deborah Vidal
Signature

State of California

County of Los Angeles

Personally appeared before me, Ashley Cowan a notary public for this county and state, Deborah Vidal who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ANC
Notary's Signature

My Commission Expires: 12/26/2017
Notary' Seal (if on paper)

ASHLEY N. COWAN
COMM. #2053396
NOTARY PUBLIC – CALIFORNIA
VENTURA COUNTY
My Commission Exp. Dec. 26, 2017