(2)

Davidson County DEEDWARRSP
Recvd: 07/17/15 10:15 7 pgs
Fees:38.00 Taxes:251.23
20150717-0069957

File Number: 12163

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.

• OWNER'S NEW ADDRESS:
108 FIVE OAKS DR. NASHVILLE, TN 37217

New Property Owner/Mail Tax Statements To:
Sheldon Rifkowitz, unmarried

• SEND TAX BILLS TO: FRANKLIN SYNERGY
722 COLUMBIA AVE FRANKLIN, TN 37064

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
107-05-0A-108.00-C

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 2nd of July, 2015, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-02, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-02**, 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 $67,900.00 (Sixty Seven Thousand Nine Hundred Dollars and Zero Cents) in consideration paid grants with covenants of limited warranty to **Sheldon Rifkowitz**, A unmarried man, hereinafter grantee, party of the second part, whose tax mailing address is 108 Five Oaks Drive, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $67,900.00 (Sixty Seven 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 **108 Five Oaks Drive, Nashville, TN 37217**.

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 grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was Instrument Number 20150608-0053317 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 107-05-0A-108.00-C

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.

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Five Oaks Condominiums, as of record in Book 5200, Page 355, Register's for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and a accurate legal description. Being the same property conveyed to Ralph Stevens on April 19,1999 by Quit Claim Deed of record in Book 11477, Page 429 said Register's office. This improved property at Unit 108 Five Oaks Condominiums, Nashville, TN3 7217. This is investment property and has never been used as a martial residence by the Grantor herein. Property commonly known as: 108 Five Oaks Drive, Nashville, TN 37217.

Executed by the undersigned on 7-1, 2015:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-02, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-02 by its attorney in fact New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

By: _____

Name: Shawn Garrison

Its: AVP

STATE OF SC

COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 1 day of July, 20 15, by Shawn Garrison (name of officer or agent) as AVP (title of officer or agent) of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, attorney in fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-02, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-02(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.

_____
Notary Public

My Commission Expires_____

HUNTER MURPHY
Notary Public, State of South Carolina
My Commission Expires 1/2/2025

HUNTER MURPHY NOTARY PUBLIC SOUTH CAROLINA

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

State of Tennessee
County of Williamson

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 $67,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of July, 2015.

Affiant

J. Carlton Dunnaway Jr.
Print Name

(Seal)

Notary Public

My commission expires:

1-26-19

Elizabeth J. Barnes
Print Name

CTIC# _____



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

