BILL GARRETT, Davidson County
Trans:T20150066182 DEEDWARRSP
Recvd: 08/10/15 12:23 3 pgs
Fees:18.00 Taxes:428.09

20150810-0079631

State of TN
County of Sumner

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 $115,700.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and Sworn to before me this 27th day of July, 2015.

Notary Public

My Commission Expires: (Affix Seal) 9/21/15

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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**SPECIAL WARRANTY DEED**

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3740 Davinci Court, Suite 150
Peachtree Corners, GA 30092

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| Name and Address of New Owner: | Improved Property Known as: | Send Tax Bills to: |
|---|---|---|
| Sandra Chamberlain<br>6002 Landmark Pl<br>Brentwood, TN 37027 | 413 Cottonwood Dr<br>Nashville, TN 37214 | Sandra Chamberlain<br>6002 Landmark Pl<br>Brentwood, TN 37027 |

MAP PARCEL NO.: 096 06 127.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-4**

Whose Address is 8742 Lucent Blvd., Ste 300, Highlands, CO 80129

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

**SANDRA CHAMBERLAIN**

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2015 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-4, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

In witness whereof the undersigned has executed this the 8 day of July 2015.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-4

By: Specialized Loan Servicing, LLC, as attorney in fact

By: _____
Printed Name: _____
Title: _____ of Specialized Loan Servicing, LLC, as attorney in fact

**Margaret M. Fagan, Asst. Vice President**
**Specialized Loan Servicing L.L.C., Attorney in Fact**

State of Colorado
County of Douglas

On this 8 day of July, 2015, before me personally appeared Margaret M. Fagan me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact with Specialized Loan Servicing, LLC on behalf of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-4 and acknowledged that he/she executed the same as the free act and deed of the said Grantor.
WITNESS my hand, at office, this 8 day of July, 2015

_____
Notary Public
My Commission Expires: _____

STEPHEN J. MAESTAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154011058
MY COMMISSION EXPIRES 03/18/2019

# Exhibit "A"

Land in Davidson County, Tennessee, being Lot No.176 on the Map of Clover Hill, Section IV, as of record in Book 2133, page 62, Register's Office for said County.

Said Lot No. 176 fronts 60 feet on the northerly side of Cottonwood Drive and extends back between lines 278.4 feet on the easterly side and 239.6 feet on the westerly side, to an irregular line in the rear, measuring 123.42 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Serires 2007-4 HEREIN BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN Instrument Number 20150320-0024086 , IN THE REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE