CE1504-TN-2534926

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 08/10/15 12:45 4 pgs
Fees:23.00 Taxes:262.70
20150810-0079657

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Personally Known To Me

Guirlene Dolcine
Contract Management Coordinator
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF August 2015

Donealia Wilson
Notary Public Donealia Wilson

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Donealia Wilson
My Commission FF 108479
Expires 09/26/2018

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PAR-CEL NUMBERS:
Michael Sales and Theresa G Stafford-sales 1110 Mary Evelyn Court , Nashville, TN 37217	Michael Sales and Theresa G Stafford-sales 1110 Mary Evelyn Court Nashville, TN 37217	15002024600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, The Bank Of New York Mellon Trust Company, N.A. F/K/A The Bank of New York Trust Company, N.A., as Successor-in-Interest to JPMorgan Chase Bank, National Association F/K/A JPMorgan Chase Bank, as Trustee specialty underwriting and Residentialfinance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC1, Dated as of March 1, 2005, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Michael Sales and Theresa G Stafford-sales, Husband and wife, Tenants in Common,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 1110 Mary Evelyn Court, Nashville, TN 37217

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Michael Sales and Theresa G Stafford-sales, Husband and wife, Tenants in Common,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank Of New York Mellon Trust Company, N.A. F/K/A The Bank of New York Trust Company, N.A., as Successor-in-Interest to JPMorgan Chase Bank, National Association F/K/A JPMorgan Chase Bank, as Trustee specialty underwriting and Residentialfinance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC1, Dated as of March 1, 2005** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Michael Sales and Theresa G Stafford-sales, Husband and wife, Tenants in Common**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **The Bank Of New York Mellon Trust Company, N.A. F/K/A The Bank of New York Trust Company, N.A., as Successor-in-Interest to JPMorgan Chase Bank, National Association F/K/A JPMorgan Chase Bank, as Trustee specialty underwriting and Residentialfinance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC1, Dated as of March 1, 2005,**has executed this deed this the 6 day of August, 2015.

"THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A JPMORGAN CHASE BANK, AS TRUSTEE SPECIALTY UNDERWRITING AND RESIDENTIALFINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-BC1, DATED AS OF MARCH 1, 2005"

Guirlene Dolcine
Contract Management Coordinator

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Guirlene Dolcine as Contract Management Coordinator of Ocwen Loan Servicing, LLC, as attorney in fact of said **"THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A JPMORGAN CHASE BANK, AS TRUSTEE SPECIALTY UNDERWRITING AND RESIDENTIALFINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-BC1, DATED AS OF MARCH 1, 2005.**

Personally Known To Me

Witness my hand and Notarial Seal this 6 day of August, 2015.

Donealla Wilson — 3/25/18

Notary Public Donealla Wilson — My Commission expires:

POA recorded simultaneously herewith.

Notary Public State of Florida
Donealla Wilson
My Commission FF 106479
Expires 03/25/2018

RETURN TO:
Michael Sales and Theresa G Stafford-sales
1110 Mary Evelyn Court
Nashville, TN 37217

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 144-A ON THE PLAN OF HARBOR GATE, SECTION II OF RECORD IN PLAT BOOK 6900, PAGE 296, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being Property Conveyed by Substitute Trustee's Deed from Jason Mangrum, Substitute Trustee to The Bank Of New York Mellon Trust Company, N.A. F/K/A The Bank of New York Trust Company, N.A., as Successor-in-Interest to JPMorgan Chase Bank, National Association F/K/A JPMorgan Chase Bank, as Trustee specialty underwriting and Residentialfinance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC1, Dated as of March 1, 2005, recorded April 7, 2015, in instrument number 20150407-0030384, Davidson County, Tennessee.

I, Lori Lancaster 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.

Signature

State of Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.