Davidson County DEEDWARRSP
Recvd: 09/03/15 13:55 5 pgs
Fees:28.00 Taxes:259.00
20150903-0090046

CE1410-TN-2145436

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant Jami Dorobiala

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF August 2015

Personally Known To Me

Notary Public Moraima Medina

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public State of Florida
Moraima Medina
My Commission FF 903856
Expires 07/27/2019

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 BILL'S TO:	MAP-PARCEL NUMBERS:
Bert Knight and Cynthia Knight 102 Guill Ct, Nashville, TN 37214	Bert Knight and Cynthia Knight 102 Guill Ct Nashville, TN 37214	07507029700

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, National Association FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Loan Asset-Backed Certificates 2004-SP1, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Bert Knight and Cynthia Knight, 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: 414 Rachels Court W, Hermitage, TN 37076

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 **Bert Knight and Cynthia Knight, 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, National Association FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Loan Asset-Backed Certificates 2004-SP1** 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 **Bert Knight and Cynthia Knight, 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, National Association FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Loan Asset-Backed Certificates 2004-SP1,** has executed this deed this the 18 day of August, 2015.

"THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE LOAN ASSET-BACKED CERTIFICATES 2004-SP1"

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact
Jami Dorobiala
Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

On 8/18/2015 personally appeared Before me, Jami Dorobiala as Contract Management Coordinator for OCWEN Loan Servicing, LLC as Attorney in Fact for The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Loan Asset-Backed Certificates 2004-SP1 known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument.

Personally Known To Me

Witness my hand and Notarial Seal this 18 day of August, 2015.

Moraima Medina

Moraima Medina
Notary Public

My Commission expires:

POA recorded simultaneously herewith
RETURN TO: 20150903-0090045
Bert Knight and Cynthia Knight
102 Guill Ct
Nashville, TN 37214

Notary Public State of Florida
Moraima Medina
My Commission FF 903856
Expires 07/27/2019

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21-A ON THE PLAN OF THE ZONE LOT DIVISION OF LOTS 1,2,3,4,6,7,8,10,11,12,13,14,16,17,18,20, AND 21, RACHEL SQUARE, SECTION ONE, OF RECORD IN BOOK 6250, PAGE 539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being Property Conveyed by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Loan Asset-Backed Certificates 2004-SP1, recorded September 17, 2014, in Instrument No: 20140917-0085134, 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.