Davidson County DEEDWARRSP
Recvd: 12/30/15 15:37 6 pgs
Fees:33.00 Taxes:103.60
20151230-0131316

File Number: 12494

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., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Mark Faulhaber, 147 Spar Park South Dr. Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
059 16 0 225.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 11/20, 2015, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED NOTES, SERIES 2004-SD4**, 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 $28,000.00 (Twenty Eight Thousand Dollars and Zero Cents) in consideration paid grants with covenants of limited warranty to **Mark R. Faulhaber**, a Single person hereinafter grantee, party of the second part, whose tax mailing address is 147 Spar Park South Dr. Nashville, TN 37211, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $28,000.00 (Twenty Eight Thousand 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 **601 Troy Court AKA 2793 Old Matthews Rd, Nashville TN 37207**.

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 a Substitute Trustee's deed recorded under Doc # 20150818-0083031 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 059 16 0 225.00

"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

Being Lot No. 222 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Plat Book 4460, Page 45, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. For Informational purposes only: Also known as 610 Troy Court AKA 2793 Old Matthews Rd, Nashville, TN 37207.

Executed by the undersigned on 11/20, 2015:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED NOTES, SERIES 2004-SD4 by its attorney in fact for New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

By: Shawn Garrison

Name: Shawn Garrison

Its: AVP

STATE OF SC

COUNTY OF Anderson

The foregoing instrument was acknowledged before me this 20th day of November, 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 CWABS, INC., ASSET BACKED NOTES, SERIES 2004-SD4** (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.

Witness my hand and seal, this 20th day of November, 2015

Susan J. Kinard

Notary Public

My Commission Expires 10/23/2025

** TOA Recorded 3/9/2015 Instrument #2015080900020073

SUSAN J. KINARD
Notary Public, State of South Carolina
My Commission Expires 10/23/2025

SUSAN J. KINARD 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 SC
County of Anderson

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 $ 28,000 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 20th day of November, 2015.

Affiant

Sharon Garrison
Print Name

(Seal)

Susan J Kinard
Notary Public

My commission expires:

10/23/2025

Susan J Kinard
Print Name

CTIC# _____

SUSAN J. KINARD NOTARY PUBLIC SOUTH CAROLINA

SUSAN J. KINARD
Notary Public, State of South Carolina
My Commission Expires 10/23/2025

Certificate of Authenticity

I, John Lynch, 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 PA

County of MONTGOMERY

Personally appeared before me, ~~JOHN LYNCH~~ SHAWNNA LEIGH SORENSON ©, a notary public for this county and state, JOHN LYNCH 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:_____.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires May 17, 2019