Davidson County DEEDWARRSP
Recvd: 03/02/16 11:11 6 pgs
Fees:33.00 Taxes:1017.50
20160302-0019902

True Copy Certification

I, Dellana Lowhorn, 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 TN

County of Davidson

Personally appeared before me, John A Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____
Notary' Seal (if on paper)

Commitment Number: 3406684

After Recording Return To:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

This instrument prepared by:
ServiceLink LLC
1400 Cherrington Parkway
Coraopolis, PA 15108
(800) 439-5451

New Property Owner/Mail Tax Statements To:
GERALD NEWSOM and KATHERINE NEWSOM
1668 STOKLEY LN
OLD HICKORY, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
064-010-133.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 25th day of February, 2016, by and between **The Bank of New York Mellon FKA the Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1**, whose mailing address is c/o Bank of America, N.A., **2505 W Chandler Blvd, Chandler, AZ 85224**, hereinafter grantor, and party of the first part, for Two Hundred, Seventy-Five Thousand Dollars and No Cents ($275,000.00) in consideration paid grants with covenants of limited warranty to **GERALD NEWSOM and KATHERINE NEWSOM**, hereinafter grantee, party of the second part, whose tax mailing address is 1668 STOKLEY LN, OLD HICKORY, TN 37138, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration Two Hundred, Seventy-Five Thousand Dollars

and No Cents ($275,000.00), 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 1668 STOKLEY LN, OLD HICKORY, TN 37138.

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.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 84, PHASE TWO, CLEVELAND HALL SUBDIVISION, AS SHOWN ON THE PLAT OF RECORD AS INSTRUMENT NUMBER 20020304-0026804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property as conveyed from Rubin Lublin TN, PLLC 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, Series 2005-1, as described in Instrument 20130621-0063933, Dated 04/01/2013, Recorded 06/21/2013 in DAVIDSON County Records.

The Bank of New York Mellon FKA the Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1 by BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as attorney-in-fact

By: _____

Print Name: Kelly M. Sorenson

Its: Assistant Vice President

STATE OF Arizona
COUNTY OF Maricopa

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of February 2016, by Kelly M. Sorenson, as Assistant Vice President of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP as attorney-in-fact for The Bank of New York Mellon FKA the Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1 He/She has produced AZ Driver's License as identification.

_____

Notary Public
Print Name: Nicki L. Gies
My Commission Expires: 06/18/2019

NICKI L. GIES
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
June 18, 2019

State of Arizona
County of Maricopa

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 $ 275,000.00 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 25th day of February, 2016.

Affiant

Kelly M. Sorenson, Assistant Vice President
Print Name

(Seal)

Notary Public

My commission expires:

06/18/2019

Nicki L. Gies
Print Name

CTIC# _____

NICKI L. GIES
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
June 18, 2019