BILL GARRETT, Davidson County
Trans:T20160039181 DEEDWARRSP
Recvd: 05/11/16 10:04 4 pgs
Fees:23.00 Taxes:333.19
20160511-0046703

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of May, 2016, by and between The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, party of the first part, and Guardian Properties, LLC, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the County of **Davidson**, Tennessee:

The Following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 63 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This being the same property conveyed to Grantor by Substitute Trustee's Deed of record at Instrument No. 20160202-0009866, in the Register's Office of Davidson County, Tennessee.

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

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except all matters as set forth in **Exhibit "A"** attached hereto in the Register's Office of **Davidson** County, Tennessee; year 2016 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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 to their proper gender and number according to the context hereof.

This deed is prepared with information provided by ValuAmerica, Inc. Preparer makes no representation with regard to the title.

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT16-1479

WITNESS the signature of the said party of the first part the day and year first above written.

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1

By: Caliber Home Loans, Inc., Attorney-in-Fact

By: _____
Printed Name: Odette Hodges
Title: ~~Authorized Signatory~~

STATE OF Texas
COUNTY OF ~~Dallas~~

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Odette Hodges, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Authorized Signatory of Caliber Home Loans, Inc., a corporation, which caused this instrument to be executed on behalf of The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1.

WITNESS my hand, at office, this 19 day of April, 2016.

_____
Notary Public

Commission Expiration: _____

PREPARED BY:
CHRISTOPHER J. THORNTON, PC
1661 AARON BRENNER DRIVE, STE. 301
MEMPHIS, TN 38120
FF101372

CONNIE WHITE
Notary Public, State of Texas
Comm. Expires 11-25-2019
Notary ID 130452026

PROPERTY ADDRESS:
336 Dinwiddie Drive
Madison, TN 37115

PARCEL ID NUMBER: 034 10 0 064.00

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Tim Brinn
422 Alta Loma Rd
Goodlettsville TN 37072

State of Tennessee
County of DAVIDSON

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 **$90,050.00** which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 10 day of May, 2016.

Notary Public

Commission expiration: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.