Davidson County DEEDWARRSP
Recvd: 05/19/16 08:57 5 pgs
Fees:28.00 Taxes:869.50
20160519-0049992

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

LEE E. NACHAND
5721 Edmonson Pike #107
Nashville, TN 37211

OWNER (SEND TAX BILLS TO):

LEE E. NACHAND
5721 Edmonson Pike #107
Nashville, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FIVE THOUSAND AND 00/100 Dollars ($235,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWABS 2005-HYB9), BY ITS ATTORNEY IN FACT BAYVIEW LOAN SERVICING, LLC (herein, "Grantor"), whose address is 4425 Ponce de Leon Blvd, 5th Floor, Coral Gables, FL 33146, hereby sells, transfers and conveys to LEE E. NACHAND (herein, "Grantee"), whose address is 5721 Edmonson Pike #107, Nashville, TN 37211 all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5721 Edmondson Pike #107, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

[Note: This deed is a Special Warranty Deed. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.]

WITNESS my hand and seal this 11th day of April, 2016.

PIN NO: 161130B10700CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWABS 2005-HYB9), BY ITS ATTORNEY IN FACT BAYVIEW LOAN SERVICING, LLC

By: _____
Printed Name: Sonia Asencio
Title: Assistant Vice President

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SONIA ASENCIO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the AVP of BAYVIEW LOAN SERVICING, LLC, AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWABS 2005-HYB9), and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 11th day of April, 2016

[Affix Notary Seal]

JULIETH SALVATIERRA
MY COMMISSION # FF 954713
EXPIRES: January 27, 2020
Bonded Thru Notary Public Underwriters

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 6th day of May, 2016.

Notary Public James M. Allen

My Commission Expires: 11-10-2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JAMES M ALLEN
Notary Public
CECIL TWP, WASHINGTON COUNTY
My Commission Expires Nov 10, 2018

EXHIBIT A

[Legal Description]

Property located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 107 on the Plan of Creekside, as shown on Exhibit "B" of the Master deed of Record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20140826-0077734 on August 26, 2014.

PIN NO: 161130B10700CO

STREET ADDRESS:

5721 Edmondson Pike #107, Nashville, TN 37211

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Kathryn J. Mack, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Heidi Copenheaver, a notary public for this county and state, KATHRYN J MACK, 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: 5/28/2017

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HEIDI COPENHEAVER
Notary Public
CECIL TOWNSHIP, WASHINGTON COUNTY
My Commission Expires May 28, 2017