Davidson County	DEEDWARRSP
Recvd: 06/06/16 11:15	5 pgs
Fees:28.00 Taxes:372.29	
20160606-0056706	

CE1511-TN-2825145

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,619.00

Gloria Litzsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF NOVEMBER 2015

M. Price
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GWINNETT COUNTY, GEORGIA NOTARY PUBLIC M. PRICE

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 BILLS TO:	MAP-PARCEL NUMBERS:
American Dream Developers Inc. 4201 Barnes Cove Dr., Antioch, TN 37013	American Dream Developers Inc. 4201 Barnes Cove Dr. Antioch, TN 37013	147 07 0 083. 00

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand Six Hundred Nineteen Dollars and No/100 Dollars ($100,619.00), 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 f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-A, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **American Dream Developers Inc. , A Tennessee Corporation,** 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: 4417 J J Watson Avenue, Nashville, TN 37211

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 **American Dream Developers Inc. , A Tennessee Corporation,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-A** 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 **American Dream Developers Inc. , A Tennessee Corporation,** 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 f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-A,** has executed this deed this the 24 day of May, 2016.

"THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-A"

moraima medina

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

STATE OF FLORIDA

Moraima Medina Contract Management Coordinator

COUNTY OF PALM BEACH

Personally appeared before me Guirlene Dolcine, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Moraima Medina (Name) as Contract Management Coordinator (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **"THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-A.**

Witness my hand and Notarial Seal this 24 day of May, 2016.

Guirlene Dolcine

Notary Public

GUIRLENE DOLCINE
MY COMMISSION # FF 055864
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters

My Commission expires: 11/16/2017

POA recorded simultaneously herewith

RETURN TO:
American Dream Developers Inc.
4201 Barnes Cove Dr.
Antioch, TN 37013

EXHIBIT "A"

DESCRIBED REAL ESTATE, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

A LOT OR PARCEL OF LAND IN THE 6TH, FORMERLY THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 8 ON THE PLAN OF THE SUBDIVISION OF THE E. K. ENSLEY LANDS, AS OF RECORD IN BOOK 1, PAGE 24, CHANCERY COURT AT NASHVILLE, BEING LOT NO. 2 ON THE MAP OF THE SUBDIVISION BY THE HEIRS OF THE LANDS OWNED BY ESTHER TAYLOR, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY EARL DRAKE, COUNTY SURVEYOR, SEPTEMBER 6, 1915, AS FOLLOWS: BEGINNING AT AN OSAGE ORANGE TREE IN THE NORTHERLY MARGIN OF A 30 FOOT AVENUE 465 FEET WEST OF THE WESTERLY MARGIN OF THE NOLENSVILLE PIKE, THE CORNER OF LOTS NOS. 1 AND 2 ON SAID LAST MENTIONED PLAN; THENCE WITH SAID AVENUE SOUTH 85 DEG. WEST 107 FEET, CONTINUING WITH THE NORTHERLY MARGIN OF SAID AVENUE NORTH 82 DEG. WEST 88 FEET TO A STAKE, THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN THE SAID TWO LOTS, NORTH 5 DEG. WEST 128 FEET TO A STAKE; THENCE NORTH 85 DEG. EAST 70 FEET TO AN IRON PIN IN THE WESTERLY LINE OF LOT NO. 1; THENCE WITH THE WESTERLY LINE OF LOT NO. 1, SOUTH 5 DEG. EAST 50 FEET TO AN IRON PIN; THENCE NORTH 85 DEG. EAST 122.50 FEET TO AN IRON PIN; THENCE SOUTH 5 DEG. EAST 100 FEET TO THE BEGINNING.

Being Property Conveyed by Trustee's Deed from Jason Mangrum, Substitute Trustee to The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-A, recorded November 18, 2015, as instrument# 20151118-0117148 , 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.

(Lori L Lancaster,) 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.

(Richard S Davidson)
Notary's Signature

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (If on paper)

(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.