Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160047733 DEEDWARRSP
Recvd: 06/07/16 08:12 5 pgs
Fees:28.00 Taxes:2589.63
20160607-0057075

File Number: 14565

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:
Jon Harris and Lisa Harris, 2602 Abbott Martin Road Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117 09 0 036.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27th of May, 2016, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-11**, 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 $699,900.00 (Six Hundred Ninety Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid grants with covenants of limited warranty to Jonathan B. Harris and Elizabeth M. Harris,* hereinafter grantee, party of the second part, whose tax mailing address is 2602 Abbott Martin Road Nashville, TN 37215, the real property described in the **Attached Exhibit A:**

*husband and wife

WITNESSETH: That for and in consideration $699,900.00 (Six Hundred Ninety Nine Thousand Nine Hundred 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 **2602 Abbott Martin Road, Nashville, TN 37215**.

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 2/4/2016 at Instrument number 20160204-0011005 in the Register's Office of Davidson County, Tennessee.

Parcel ID (TAX/APN) : 117 09 0 036.00

"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

Land in Davidson County, Tennessee, being the Southeast corner of Lot No. 2, on the Map of Resubdivision of Lot 2 Compton Lands, of record in Plat Book 547, page 116, Register's Office for Davidson County, Tennessee. Beginning at a concrete monument, said monument being N3°41'17" E 222.39'1 from the Northerly margin of Abbott Martin Road along a line with Longwood Subdivision, of record in Plat Book 5200, page 86, thence S 86°51'28" E 110.07' 1 to an iron rod found near a fence, thence S 3°48'25" W 232.56' 1 to an iron pin on or near the Northerly margin of Abbott Martin Road, thence along the Northerly margin of said road, on a curve to the left having a radius of 1,547.12', an arc length of 110.00', a chord bearing N 81 °33'22"W and a chord distance of 109.96' 1 to an iron pin set from existing monumentation found on Longwood Subdivision, thence N3 °41'17'E222.39 1 to the point of beginning and containing 0.572 acres or 24,911.57 square feet, more or less.

Executed by the undersigned on May 19th, 2016:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-11 by its attorney in fact New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

By: _____

Name: Shawn Garrison

Its: AVP

STATE OF SC

COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 19 day of May, 2016, 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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-11(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 19 day of May, 2016.

Susan J. Kinard

Notary Public

My Commission Expires 10/23/2025

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 699,900.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of SC
County of Greenville

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 $699,900.00 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 19 day of May, 2016.

Affiant

Shawn 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, State of South Carolina
My Commission Expires 10/23/2025

SUSAN J. KINARD
NOTARY
PUBLIC
SOUTH CAROLINA