AM1605-TN-2987394

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 06/17/16 10:05 3 pgs
Fees:18.00 Taxes:426.42
20160617-0061562

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,249.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF June 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)
7/6/19

THIS INSTRUMENT WAS PREPARED BY: Nashville Title
2818 Bransford Avenue, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Habitat for Humanity of Greater Nashville 2950 Kraft Dr Suite 100, Nashville, TN 37204	Habitat for Humanity of Greater Nashville 2950 Kraft Dr Suite 100 Nashville, TN 37204	150-11-0-072.00

FOR AND IN CONSIDERATION of the sum of One Hundred and Fifteen Thousand Two Fourty Nine and No/100 Dollars ($115,249.00), 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 Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset Backed Pass-Through Certificates, Series 2004-KS11, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Habitat for Humanity of Greater Nashville** , 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: 3316 New Towne Road, Antioch, TN 37013

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 **Habitat for Humanity of Greater Nashville , U.S Not for Profit Corp,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset Backed Pass-Through Certificates, Series 2004-KS11** 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 **Habitat for Humanity of Greater Nashville , U.S Not for Profit Corp,** 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 Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset Backed Pass-Through Certificates, Series 2004-KS11,** has executed this deed this the 6 day of June, 2016.

"THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-KS11"

Jacqueline S. Michaelson

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

Jacqueline S. Michaelson Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me **Guirlene Dolcine**, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jacqueline S. Michaelson (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 TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-KS11.**

Witness my hand and Notarial Seal this 6 day of June, 2016.

Personally Known To Me 06/6/16

Guirlene Dolcine

Notary Public

GUIRLENE DOLCINE
MY COMMISSION # FF 055364
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters

My Commission expires:

RETURN TO:
Habitat for Humanity of Greater Nashville
2950 Kraft Dr Suite 100
Nashville, TN 37204

EXHIBIT "A"

BEING LOT NO. 180 ON THE PLAN OF TOWN VILLAGE OF THE COUNTRY, SECTION II, AS SHOWN BY PLAT OF RECORD IN BOOK 5200, PAGES 176 AND 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.SAID LOT NO. 180 FRONTS 60 FEET ON THE SOUTHEASTERLY MARGIN OF NEW TOWNE ROAD AND EXTENDS BACK 144.22 FEET ON THE NORTHERLY LINE AND 156.34 ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 101.85 THEREON.

Being Property Conveyed by Trustees Deed from Jason S Mangrum to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset Backed Pass-Through Certificates, Series 2004-KS11, recorded 11/12/2015,Instrument# 20151112-0114752 ,Davidson County, Tennessee.

I, Andy Maloney, 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, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.