CE1511-TN-2829328

EKB

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 07/27/16 10:07 4 pgs
Fees:23.00 Taxes:511.48
20160727-0077182

STATE OF ~~FLORIDA~~ TN Davidson
COUNTY OF ~~PALM BEACH~~ EKB
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,239.00
Juan J. Pu-Caxaj Lucia T. Tax-Caxaj

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF July 2016

Ella K Butler

Notary Public

MY COMMISSION EXPIRES; (AFFIX SEAL) 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

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:
Juan J. Pu-Caxaj and Lucia T Tax-Caxaj 405 Moncrief Avenue, Goodlettsville, TN 37072	Juan J. Pu-Caxaj and Lucia T Tax-Caxaj 405 Moncrief Avenue Goodlettsville, TN 37072	01815001800

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Eight Thousand Two Hundred Thirty Nine Dollars and No Cents and No/100 Dollars ($138,239.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2005-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 **Juan J. Pu-Caxaj and Lucia T Tax-Caxaj, Husband and wife, (Joint Tenants) with Rights of Survivorship,** 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: 405 Moncrief Avenue, Goodlettsville, TN 37072

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 **Juan J. Pu-Caxaj and Lucia T Tax-Caxaj, Husband and wife, (Joint Tenants) with Rights of Survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2005-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 **Juan J. Pu-Caxaj and Lucia T Tax-Caxaj, Husband and wife, (Joint Tenants) with Rights of Survivorship**, 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 **U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2005-A,** has executed this deed this the 24th day of June, 2016.

"U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-A"

Alex Quintero

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

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 Alex Quintero (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 "**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-A.**

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

Guirlene Dolcine

Notary Public

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

My Commission expires:

POA recorded simultaneously herewith.

RETURN TO:
Juan J. Pu-Caxaj and Lucia T Tax-Caxaj
405 Moncrief Avenue
Goodlettsville, TN 37072

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.2, ADAMS SUBDIVISION, RESUBDIVISION MAP 18-15, PARCEL 14 & 18 AND 18-16 139 OF RECORD IN PLAT BOOK 6200, PAGE 970, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2005-A, recorded November 23, 2015, Instrument No: 20151123-0118196 in , 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.

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.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/18

Notary's Seal (if on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(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.