Davidson County DEEDWARR
Recvd: 10/17/16 11:15 5 pgs
Fees:28.00 Taxes:322.03
20161017-0109384

CE1608-TN-3069843

SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,034.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF October 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

July 2, 2018

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

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:
Latif Abdelsayed 2605 LA ~~2709~~ Storm light N Ct, Nashville, TN 37217	Latif Abdelsayed 2605 LA ~~2709~~ Storm light N Ct Nashville, TN 37217	14908019300

FOR AND IN CONSIDERATION of the sum of Eighty Seven Thousand Thirty Four Dollars and No/100 Dollars ($87,034.00), 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 2005-6, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Latif Abdelsayed , Married, taking as separate property,** 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: 604 Alison Court, Nashville, TN 37217

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 **Latif Abdelsayed , Married, taking as separate property,** 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 2005-6** 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 **Latif Abdelsayed , Married, taking as separate property**, 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 2005-6,**has executed this deed this the 12 day of Oct., 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 2005-6"

Alex Quintero

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

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Jami Dorobiala

Personally appeared before me _____, 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 "**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 2005-6.**

Personally Known To Me 10-12-16

Witness my hand and Notarial Seal this 12 day of October, 2016.

Jami Dorobiala

Notary Public

My Commission expires:

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

POA recorded simultaneously herewith

RETURN TO:
Latif Abdelsayed
2709 Storm light N Ct
Nashville, TN 37217

EXHIBIT "A"

BEING LOT NO. 22B, ON THE PLAN OF REVISED, ZONE LOT DIVISION, LOTS NOS. 10-16 AND 18-43, EDGE O LAKE, SECTION 21, OF RECORD IN PLAT BOOK 5200, PAGE 577, AND AMENDED IN PLAT BOOK 6250, PAGE 111 AND BOOK 6900, PAGE 256, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being Property Conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor 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 2005-6, recorded August 8, 2016, as instrument#20160808-0082294 , 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.