Davidson County DEEDWARRSP
Recvd: 10/31/16 16:21 4 pgs
Fees:23.00 Taxes:708.68
20161031-0115125

CE1508-TN-2707367

SPECIAL WARRANTY DEED

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

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,534.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF October ~~2015~~ 2016 EKB

Notary Public

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

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:
Maria F. Dongas 604 Waterway Ct, Nashville, TN 37221	Maria F. Dongas 604 Waterway Ct Nashville, TN 37221	172120B04600CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety One Thousand Five Hundred Thirty Four Dollars and No Cents and No/100 Dollars ($191,534.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, Wilmington Trust Company as successor to The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Successor Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB4, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Maria F. Dongas A Married Person ,** 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: 1104 Crestfield Dr, 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 **Maria F. Dongas A Married Person ,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Wilmington Trust Company as successor to The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Successor Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB4** 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 **Maria F. Dongas A Married Person** , 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 **Wilmington Trust Company as successor to The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Successor Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB4,**has executed this deed this the 6 day of Jan, ~~2015.~~ 2016 THD 1/6/16

"WILMINGTON TRUST COMPANY AS SUCCESSOR TO THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB4"

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

KEN BIANCO Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Dolly Puorro-Drakakis the undersigned, a Notary Public in and for the State and County aforesaid, appeared KEN BIANCO (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 "**WILMINGTON TRUST COMPANY AS SUCCESSOR TO THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB4.**

Witness my hand and Notarial Seal this 6th day of January, 2015.

Dolly Puorro-Drakakis

Notary Public

Dolly Puorro-Drakakis

My Commission expires: 1-23-2017

POA recorded simultaneously herewith.
RETURN TO:
Maria F. Dongas
604 Waterway Ct
Nashville, TN 37221

DOLLY PUORRO-DRAKAKIS
MY COMMISSION # EE868049
EXPIRES January 23, 2017

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 443, BRADFORD HILLS, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 239 AND IN BOUNDARY PLAT BOOK 7900, PAGE 6 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being Property Conveyed by Substitute Trustee's Deed from Jason S. Mangrum, Substitute Trustee to Wilmington Trust Company as Successor to the Bank of New York as Successor to JPMorgan Chase Bank National Association, as Successor Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB4, recorded August 19, 2015, Instrument No: 20150819-0083519 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.