This instrument was prepared by and return to:
Wilson & Associates, PLLC
400 West Capitol Avenue, Suite 1400
Little Rock, AR 72201
1041700603

Davidson County	DEEDWARRSP
Recvd: 06/30/17 13:01	3 pgs
Fees:18.00 Taxes:406.63	
20170630-0066162	

STATE OF Tennessee
COUNTY OF Williamson

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 $109,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joshua C. Wilson
Grantee or Agent of Grantee

Subscribed and sworn to before me this 30th day of June, 2017.

James R. Thompson
Notary Public
My Commission Expires: 7-3-2017
(SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.(s)
Antonia Tellez Ramirez	Antonia Tellez Ramirez	070 02 0 089.00
2604 Taigons Court	2706 Gleanose Ave Apt. A01	
Nashville, TN 37218	Nashville, TN 37210	

SPECIAL WARRANTY DEED
(Corporation)

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, Grantor(s), **by virtue of the authority granted in a power of attorney filed for record simultaneously herewith, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Antonia Tellez Ramirez, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:**

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Talgan's Court, as of record in Book 6900, Page 710, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Grantor by Trustee's Deed, as filed at Instrument Number 20170130-0009365 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 2604 Taigans Court, Nashville, TN 37218

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 19th day of June, 2017

The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 by Caliber Home Loans, Inc. as its authorized Attorney in Fact

BY: _____
Timothy J. Walter

ITS: Authorized Signatory

Certificate of Acknowledgment

State of Texas

County of Dallas)ss.

Personally appeared before me, the undersigned Notary Public, Timothy J. Walter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Signatory of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 19th day of June, 2014

_____
Notary Public

My commission expires:

_____
(Seal)

NOTARY PUBLIC STATE OF TEXAS
O HODGES
My Commission Expires
February 11, 2019

True Copy Certification

I, **Josh Sublett**, 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 Tennessee

County of Williamson

Personally appeared before me, Dustin Dunn, a notary public for this county and state, **Josh Sublett**, 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: 7-3-17

DUSTIN DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY