Bill Garrett Davidson County
Batch# 1783 DEEDWARRSP
09/18/2017 11:46:30 AM 6 pgs
Fees: $33.00 Taxes: $307.10
20170918-0095227

Commitment Number: 160377893
Seller's Loan Number: 89420615

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
STEVEN M. TURNER, 117 CREEKWOOD DRIVE MT., JULIET, TN 37122

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
059 09 0 127.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the May 9, 2017, by and between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED, SERIES 2004-6**, whose mailing address is **2100 E ELLIOT RD., TEMPE, AZ 85284**, hereinafter grantor, and party of the first part, and **STEVEN M. TURNER**, hereinafter grantee, party of the second part, whose tax mailing address is **117 CREEKWOOD DRIVE MT., JULIET, TN 37122**.

WITNESSETH: That for and in consideration $83,001.00 (Eighty Three Thousand One Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **3208 BRAY DR., Nashville, TN 37218**.

Property Address is: 3208 BRAY DR., Nashville, TN 37218

Commitment Number: 160377893

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

The Grantee(s), or purchaser(s), of the property cannot re-sell and additional conveyance documents, or otherwise transfer title to the property within 60 days following the Grantor's execution of this DEED

Commitment Number: 160377893

Exhibit A

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 177 ON THE PLAN OF HAYNES ESTATES, SECTION III, OF RECORD IN BOOK 4175, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 177 FRONTS 72 FEET ON THE NORTHERLY SIDE OF BRAY DRIVE AND RUNS BACK BETWEEN LINES, 221.09 FEET ON THE EASTERLY SIDE AND 226.16 FEET ON THE WESTERLY SIDE, TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 132.98 FEET THEREON

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Trustee's Deed recorded at 20161205-0127085 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 059 09 0 127.00

Commitment Number: 160377893

Executed by the undersigned on May 9, 2017:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED, SERIES 2004-6, By Ditech Financial, LLC FKA Green Tree Servicing, LLC as attorney in fact

By: _____

Name: George Dumler

Its: Assistant Vice President

STATE OF Arizona

COUNTY OF Maricopa

Before me, Daiana C. Duran, a Notary Public of said State and County aforesaid, personally appeared George Dumler its Assistant Vice President on behalf of **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED, SERIES 2004-6, By Ditech Financial, LLC FKA Green Tree Servicing, LLC as attorney in fact** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Assistant Vice President of the within named Grantor, Party of the First Part and Bargainor, and that he or she as such Assistant Vice President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 9 day of May 2017.

_____

Notary Public

My Commission Expires 2-23-21

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
Daiana C. Duran
My Commission Expires February 23, 2021

Property Address is: 3208 BRAY DR., Nashville, TN 37218

Seller's Loan Number: 89420615

Commitment Number: 160377893

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Arizona
County of Maricopa

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 $ 83,001.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9 day of May, 2017.

Affiant

George Dumler

Print Name

(Seal)

Notary Public

My commission expires:

2-23-21

Daiana C. Duran

Print Name

CTIC# _____

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
Daiana C. Duran
My Commission Expires February 23, 2021

Property Address is: 3208 BRAY DR., Nashville, TN 37218
Seller's Loan Number: 89420615

True Copy Certification

I, Emily J. Riley, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Michael J. Webb a notary public for this county and state, Emily J. Riley 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: May 6 2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019