Bill Garrett Davidson County
Batch# 21116 DEEDWARRSP
11/02/2017 10:00:30 AM 6 pgs
Fees: $33.00 Taxes: $462.50
20171102-0112429

Commitment Number: 170322486
Seller's Loan Number: 0021092341

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:
THELMA MARTINDALE, 1308 UNION CT, NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

050030.11000

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the OCT 25, 2017, by and between **THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-11**, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, and party of the first part, for $125,000.00 (One Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **THELMA MARTINDALE, with a life estate to Walter Hubanks**, hereinafter grantees, party of the second part, whose tax mailing address is **1308 UNION CT, NASHVILLE, TN 37207**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $125,000.00 (One Hundred Twenty Five Thousand 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 **1308 UNION CT, NASHVILLE, TN 37207.**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was recorded at 20170522-0050331 recorded in the Register's Office of DAVIDSON County, Tennessee.

Parcel ID:0500301100

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.

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Bellshire Terrace, Section II, as of record in Book 6250, Page 673, to which plan reference is here made for a more complete and accurate description. Being the same property conveyed from Wilson & Associates, PLLC to The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-11 as set forth in Inst# 20170522-0050331, recorded 05/22/2017 of Davidson County, Tennessee records.

Executed by the undersigned on OCT 25, 2017:

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-11, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: OCT 25 2017

Name: Coty Evans

Its: Document Control Officer

STATE OF Utah

COUNTY OF Salt Lake

Before me, SHIRLEY TUITUPOU, a Notary Public of said State and County aforesaid, personally appeared Coty Evans its Doc Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-11** 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 Doc Control Officer of Select Portfolio Servicing, Inc. the within named Grantor, Party of the First Part and Bargainor, and that he or she as such Doc Control Officer executed the foregoing instrument for the purpose therein contained, by signing the name of Select Portfolio Servicing, Inc., by himself or herself as such Doc Control Officer.

Witness my hand and seal, this 25TH day of OCT, 2017

Notary Public

My Commission Expires NOV 12 2020

SHIRLEY TUITUPOU
Notary Public State of Utah
My Commission Expires on:
November 12, 2020
Comm. Number: 691618

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

State of Utah
County of Salt Lake

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 $125,000.00 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 25th day of OCT, 2017.

OCT 25 2017

State of Utah
County of Salt Lake

Signed By:
Cody Evans
Doc Control Officer
Personally Known

OCT 25 2017

(Seal)

_____
Affiant Select Portfolio Servicing, Inc. as Attorney in Fact

Coty Evans. Document Control Officer
Print Name

_____
Notary Public

My commission expires:

NOV 12 2020

SHIRLEY TUITUPOU
Print Name

CTIC# _____

SHIRLEY TUITUPOU
Notary Public State of Utah
My Commission Expires on:
November 12, 2020
Comm. Number: 691618

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019