Prepared By and Return To:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064

Bill Garrett Davidson County
Batch# 31893 DEEDWARRSP
11/30/2017 03:41:30 PM 6 pgs
Fees: $33.00 Taxes: $491.46
20171130-0122479

File No.: TN-REO170417PUR

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Tom John	Tom John	05500000401
(Name) 5188 Old Hickory Blvd	(Name) 5188 Old Hickory Blvd	
(Address) Nashville, TN 37218	(Address) Nashville, TN 37218	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Tom John, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 4194 Bull Run Road, Ashland City, TN 37015, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

(Continuation of Special Warranty Deed)

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the November 17, 2017 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A

BY: Dannille Chapman

Nationstar Mortgage, LLC as attorney-in-fact
POA recorded at Book GI 11028 Page 146 Hamilton County, Tennessee

Dannille Chapman
Assistant Secretary

State of Colorado
County of Douglas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Dannille Chapman who acknowledged to me that she/he is Asst. Secretary (Title of person signing) of Nationstar Mortgage, LLC (Name of Company), the attorney-in-fact for The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A, and that in its capacity as attorney-in-fact for The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A she/he executed, signed and delivered the above and foregoing instrument after having been authorized by The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 17th day of November, 2017.

Jeannine R Hanson
Notary Public

JEANNINE R HANSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20164025506
MY COMMISSION EXPIRES 07-06-2020

My Commission Expires: 7/6/2020

(Continuation of Special Warranty Deed)

State of GEORGIA
County of COBB

The actual consideration or value, whichever is greater, for this transfer is $132,825.00.

Affiant

Subscribed and sworn to before me this the 30th day of November 2017

Notary Public
My Commission Expires

CATHERINE CASTRENZE
Notary Public
Douglas County, Georgia
My Commission Expires
11-13-2021

EXHIBIT "A"

IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, BEGINNING AT A POINT IN THE CENTER OF BULL RUN ROAD, CANTRELL HEIRS' SOUTHEAST CORNER; THENCE WITH CANTRELL'S SOUTH LINE, N. 44 DEGREES W. 660 FEET TO A STAKE; THENCE S. 25 DEGREES 55' W. 420 FEET TO A STAKE; THENCE S. 44 DEGREES E. 660 FEET POINT IN THE CENTER OF BULL RUN ROAD; THENCE WITH THE CENTER OF SAID BULL RUN ROAD, N. 25 DEGREES 55' E. 420 FEET TO THE POINT OF BEGINNING, CONTAINING 6 ACRES, MORE OR LESS.

RE: 4194 Bull Run Road, Ashland City, TN 37015

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument Number 201708230086801, Davidson County Register of Deeds.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

True Copy Certification

I, **Catherine Castrenze**, 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 Cobb

Personally appeared before me, **Patricia D. Kelley**, a notary public for this county and state, **Catherine Castrenze** 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: **October 4, 2020**
Notary' Seal (if on paper)

