Prepared by:
J. Terry Kennedy, Esq.
Kennedy & Kennedy Co. LPA
10723 Montgomery Road
Cincinnati, OH 45242

Return by Mail to:
Fidelity Land Title Agency
10723 Montgomery Rd.
Cincinnati, OH 45242

Karen Johnson Davidson County
Batch# 186698 DEEDWARR
01/22/2019 12:23:30 PM 5 pgs
Fees: $28.00 Taxes: $5,636.94
20190122-0006055

LIMITED WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Robert Ainsworth Parks and Marie Ann Parks 8119 Isabella Lane, Suite 105 Brentwood, TN 37027	Robert Ainsworth Parks and Marie Ann Parks 8119 Isabella Lane, Suite 105 Brentwood, TN 37027	155000284.00

KNOW ALL MEN BY THESE PRESENTS, that **The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWMBS 2006-TM1)** FOR AND IN CONSIDERATION of the sum of $1,523,497.50, grant(s) with limited warranty covenants to:
Robert Ainsworth Parks and Marie Ann Parks, whose tax mailing address is:
8119 Isabella Lane, Suite 105, Brentwood, Brentwood TN 37027.

the following described **REAL PROPERTY:**

THE FOLLOWING DESCRIBED PREMISE TO-WIT:

LAND LOCATED IN THE 25TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING A 6.01 ACRE TRACT OF LAND LOCATED NORTH OF COLLINS ROAD DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 12-04-07 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S. #1838 AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) IN THE SOUTHERLY LINE OF THE HERNDON FAMILY PARTNERS, L.P. LAND (BOOK 9793, PAGE 14 R.O.D.C., TN.), SAID ROD BEING LOCATED

S 38 DEGREES 11 MINUTES 25 SECONDS W 194.95 FEET FROM AN IRON ROD (OLD) AT A CORNER TO SAID HERNDON FAMILY PARTNERS, L.P. LAND AND THE D.C. WALDEN, ET.UX LAND (BOOK 8572, PAGE 281 R.O.D.C., TN) AND BEING THE NORTHEAST CORNER OF THE GARY W, CHAPMAN LAND (INSTRUMENT # 20001109-0111525 R.O.D.C., TN);

THENCE S 25 DEGREES 02 MINUTES 12 SECONDS W 340.86 FEET TO AN IRON ROD (NEW), THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LAND; THENCE, SEVERING SAID CHAPMAN S 28 DEGREES 14 MINUTES 42 SECONDS E, CROSSING THE CENTERLINE OF AN INGRESS/EGRESS EASEMENT THAT LEADS TO COLLINS ROAD AT 28.50 FEET FOR A TOTAL DISTANCE OF 319.31 FEET TO AN IRON ROD (NEW); THENCE S 12 DEGREES 18 MINUTES 35 SECONDS W 310.68 FEET TO AN IRON ROD (NEW); THENCE S 80 DEGREES 07 MINUTES 25 SECONDS W, CROSSING THE EASTERLY EDGE OF A UTILITY EASEMENT THAT SERVES THE HEREIN DESCRIBED LAND AT 144.53, THE WESTERLY EDGE OF SAID EASEMENT AT 297.61 FEET FOR A TOTAL DISTANCE OF 429.73 FEET TO AN IRON ROD (NEW); THENCE N 21 DEGREES 28 MINUTES 51 SECONDS W 211.59 FEET TO AN IRON ROD (NEW); THENCE N 05 DEGREES 21 MINUTES 37 SECONDS E 235.19 FEET TO AN IRON ROD (NEW); THENCE N 60 DEGREES 00 MINUTES 00 SECONDS E 454.95 FEET TO THE POINT OF BEGINNING. CONTAINING 6.01 ACRES, MORE OR LESS.

THIS BEING A PORTION OF THE 16.69 ACRES, MORE OR LESS, THAT WAS EXCLUDED FROM SALE IN THAT BANKRUPTCY COURT ORDER AT INSTRUMENT # 20080124-0007259.

For information purposes only:
Property Address: 8382 Collins Rd, Nashville, TN 37221
Parcel No: 155000284.00

18-1690-12-P-R

Prior Instrument Reference: Official Record Book 201806060054147 Page of the Deed Records of Davidson County, Tennessee.

The Grantor covenants that it is seized and possessed of this land, and has the right to convey it, and it warrants the title against all persons claiming under me.

Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

This conveyance is made subject to all legal highways and easements, all restrictions, conditions, declarations and covenants of record, all zoning restrictions and all taxes and assessments not yet payable.

Executed this January 9 day of January, 2019.

The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWMBS 2006-TM1), by Bayview Loan Servicing, LLC, as Attorney in Fact

By: _____

Name Patrick Joyce

Title: VP

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI DADE)

This instrument was acknowledged before me this 9th day of January, 2019, by Patrick Joyce, the VP of Bayview Loan Servicing, LLC, as Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWMBS 2006-TM1).

ELIZABETH FERNANDEZ
MY COMMISSION # FF 244748
EXPIRES: August 7, 2019
Bonded Thru Notary Public Underwriters

_____
Notary Public

State of Florida

County of Miami Dade

The actual consideration or value, whichever is greater, for this transfer is $1,523,497.50.

Affiant Patrick Joyce, VP

Subscribed and sworn to before me this January 9th, 2019.

ELIZABETH FERNANDEZ
MY COMMISSION # FF 244748
EXPIRES: August 7, 2019
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires: 8/7/2019

True Copy Certification

I, Sherri Murphy Kennedy, 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.

Sherri Murphy Kennedy
Signature

State of Ohio

County of Hamilton

Personally appeared before me, a notary public for this county and state, Sherri Murphy Kennedy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on January 16, 2019.

Jacqueline L McGuire
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

JACQUELINE L. McGUIRE
Notary Public, State of Ohio
My Commission Expires
April 27, 2019