Karen Johnson Davidson County
Batch# 266592 DEEDWARRSP
08/05/2019 10:48:30 AM 6 pgs
Fees: $33.00 Taxes: $159.01
20190805-0077249

Prepared By:	Record and Return To:	NEW OWNER Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Pedro Jimenez 545 E. Maple Madison TN 37115	Pedro Jimenez ~~2044 Shaw Road,~~ ~~Goodlettsville, TN 37072~~ 545 E. Maple Madison TN 37115

Order Number: 101-10136228

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **The Bank of New York Mellon, F/K/A The Bank of New York As Trustee For Registered Holders of Cwabs, Inc., Asset-Backed Certificates, Series 2007-12,** for Forty-Two Thousand Nine Hundred Seventy-Five Dollars and 00/100 ($42,975.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Pedro Jimenez, a(n)** Single **man,** whose address is 2044 Shaw Road, Goodlettsville, TN 37072, the following described real property located in the 10th Civil District of Davidson County, State of Tennessee and further described as follows:

Beginning at an iron pin in the Northerly margin of Shaw Road at the Southwest corner of this tract and the Southeast corner of Lee Property in an old fence line; Thence along Lee's Line along said old fence North 0 degrees 30 minutes West 400 feet to an iron pin; Thence North 73 degrees East 100 feet to an iron pin; Thence North 0 degrees 30 feet East 400 feet to an iron pin the North margin of Shaw Road; Thence with the margin of the same South 73 degrees West 100 feet to the point of beginning. According to a copy of a survey thereof made by Hickerson-Miller Engineers, Surveyors, dated August 30, 1958.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 024 00 0018.00
Street address of property: 2044 Shaw Road, Goodlettsville, TN 37072

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190329-0028669 in the Recorder's Office, Davidson County, Tennessee.

Signed this 23 day of July, 2019.

Signature of Grantor(s):

The Bank of New York Mellon, F/K/A The Bank of New York as trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12
By: Carrington Mortgage Services, LLC, as attorney in fact

JUL 23 2019

By: Stacy Behan

Its: REO Team Lead

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED That on this _____ day of _____, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came _____ as _____ of Carrington Mortgage Services, LLC, as attorney in fact for The Bank of New York Mellon, F/K/A The Bank of New York as trustee for Registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

See Attached

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On July 23, 2019 before me, Marisela J Islas - Notary Public
(insert name and title of the officer)

personally appeared Stacy Behan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

MARISELA J. ISLAS
Notary Public - California
Orange County
Commission # 2201079
My Comm. Expires Jul 1, 2021

Property Address: 2044 Shaw Road, Goodlettsville, TN 37072
Tax Parcel: 024 00 0018.00

Oath of Consideration

I or we, Stacy Behan the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $42,975.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 23 day of July, 2019.

Signatures of Affiant(s):

JUL 23 2019

Stacy Behan

Sworn and subscribed before me this _____ day of _____, 2019.

See Attached

Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 23 day of July, 2019, by Stacy Behan,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARISELA J. ISLAS
Notary Public - California
Orange County
Commission # 2201079
My Comm. Expires Jul 1, 2021

(Seal) Signature

True Copy Certification

I, Amanda Cardenas, 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 Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Amanda Cardenas] 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:
Notary' Seal (if on paper)

