Prepared by:

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

Karen Johnson Davidson County
Batch# 285218 DEEDWARR
09/13/2019 09:02:30 AM 4 pgs
Fees: $23.00 Taxes: $538.08
20190913-0092782

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

LIMITED WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Rishi Agarwal 477 Cumberland Ridge Way Bowling Green, KY, 42103	Rishi Agarwal 477 Cumberland Ridge Way Bowling Green, KY, 42103	163-05-0B-169.00

KNOW ALL MEN BY THESE PRESENTS, that **The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, INC., Asset-Backed Certificates, Series 2005-12** FOR AND IN CONSIDERATION of the sum of $145,425.00, grant(s) with limited warranty covenants to: **Rishi Agarwal,** whose tax mailing address is: 477 Cumberland Ridge Way, Bowling Green, KY 42103.

the following described **REAL PROPERTY:**

THE FOLLOWING DESCRIBED PREMISE TO-WIT:

All that certain piece, parcel or tract of land situate lying and being in the County of Davidson and State of Tennessee, to-wit: Land in Davidson County, Tennessee, being all of Unit No. 160 on the Plan title "Exhibit A-1" to the Master Deed, Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes", as shown by Supplemental Declaration, Mill Park Townhomes, Phase IV, appearing of record in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which plat reference in hereby made for more complete details of said unit.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

For information purposes only:
Property Address: 5170 Hickory Hollow Parkway, 159, Nashville, TN 37013
Parcel No: 163-05-0B-169.00

19-1633-12-P-R

Prior Instrument Reference: Official Record 20190531-0051589 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 9th day of September, 2019.

The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, INC., Asset-Backed Certificates, Series 2005-12, by Bayview Loan Servicing, LLC, as Attorney in Fact

By: _____

Name Sonia Asencio

Title: AVP

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

Before me the undersigned, a Notary Public in and for said County and State, on this 9th day of September, 2019 personally appeared Sonia Asencio, known to me to be the AVP, of The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, INC., Asset-Backed Certificates, Series 2005-12 who subscribed her name as the authorized officer hereof to the foregoing instrument and acknowledged to me that she executed the same as on behalf of the Company, for the uses and purposes herein set forth.

_____
Notary Public

Notary Public State of Florida
Elizabeth Fernandez
My Commission GG 353728
Expires 08/07/2023

State of Florida

County of Miami Dade

The actual consideration or value, whichever is greater, for this transfer is $145,425.00.

Affiant Sonia Asencio, AVP

Subscribed and sworn to before me this 9/9/2019

Notary Public

My Commission Expires: 8/7/2023

Notary Public State of Florida
Elizabeth Fernandez
My Commission GG 353728
Expires 08/07/2023

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 September 12th, 2019.

Jacqueline L McGuire
Notary's Signature

My Commission Expires: 4/27/2024
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF OHIO

JACQUELINE L. McGUIRE
Notary Public, State of Ohio
My Commission Expires
April 27, 2024