Karen Johnson Davidson County
Batch# 624468 DEEDWARR
04/28/2021 11:06:30 AM 6 pgs
Fees: $33.00 Taxes: $173.16
20210428-0056637

Commitment Number: 210056809
Seller's Loan Number: 0021103254

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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
RICARDO GARCIA and **ARMANDO GARCIA**, ~~145 ANDERSONE LANE, HENDERSONVILLE, TN 37075~~ 4951 Bull Run Rd. Ashland City, TN 37015

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
046 00 0 082.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 13, 2021, by and between **THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2**, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, and party of the first part, for $46,800.00 (Forty Six Thousand Eight Hundred Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **RICARDO GARCIA an unmarried man and ARMANDO GARCIA a married man as joint tenants with right of survivorship**, hereinafter grantees, party of the second part, whose tax mailing address is **145 ANDERSONE LANE, HENDERSONVILLE, TN 37075**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $46,800.00 (Forty Six Thousand Eight Hundred 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 **4951 BULL RUN ROAD, ASHLAND CITY, TN 37015**.

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 grantees forever.

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

Exhibit A

TRACT I:

A small parcel of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Bull Run Road, said point being the southeasterly corner of the 3.02 acre tract conveyed by Larry Crutcher and wife, Annie L. Crutcher, to Larry W. Crutcher and wife, Barbara Crutcher, of record in Book 4397, page 838, Registers Office for said County; thence along the westerly margin of Bull Run Road in a southeasterly direction for a distance of 75 feet to a point; thence in a northwesterly direction of 75 feet, more or less, to a point in the southerly line of said 3.02 acre tract which said point is 20 feet westerly from the westerly margin of Bull Run Road; thence North 52 deg. 40' East along the southerly line of said 3.02 acre tract 20 feet to the westerly margin of Bull Run Road, the point of beginning.

TRACT II:

A tract of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee. Being a part of a Tract belonging to Larry Crutcher and wife, Annie L Crutcher as of Record in Book 3428, page 521, Registers Office of Davidson County, Tennessee.

BEGINNING at a point in the west line of Bull Run Road this point being the North East corner of parcel 64 on map 46 of Davidson County, Tennessee. Thence along the west line of Bull Run Road in a southeasterly direction for a distance of 300.00 feet to a point, thence, South 52 deg. 40' West for a distance of 590.15 feet to a point, thence North 05 deg. 00' East for a distance of 380.00 feet to a point, thence North 51 deg. 00' East for a distance of 222.55 feet to the point of beginning.

Parcel number: 04600008200

DERIVATION CLAUSE

BEING THE SAME REAL PROPERTY CONVEYED FROM RUBIN LUBLIN TN, PLLC TO THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2 BY THAT CERTAIN SUBSTITUTE TRUSTEE"S DEED RECORDED ON 01/26/2021, IN INSTRUMENT REFERENCE 20210126-0011495.

Executed by the undersigned on APR 13 2021:

THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: _____ APR 13 2021

Name: Coty Evans

Its: Document Control Officer

STATE OF Utah

COUNTY OF Salt Lake

*Personally Known

Document Control Officer

The foregoing instrument was acknowledged before me on APR 13 2021. Before me, LISA FISH, a Notary Public of said State and County aforesaid, personally appeared Coty Evans Its ** on behalf of Select Portfolio Servicing, Inc., as Attorney in Fact for **THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2** 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 Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.

Witness my hand and seal, this APR 13 2021

Lisa Fish

Notary Public

My Commission Expires JUL 13 2021

LISA FISH
Notary Public State of Utah
My Commission Expires on:
July 13, 2021
Comm. Number: 695961

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 $46,800.00 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 13TH day of APRIL, 20 21.

APR 1 3 2021

Affiant

Select Portfolio Servicing, Inc. as Attorney in Fact
Coty Evans, Document Control Officer

Print Name

(Seal) State of Utah
County of Salt Lake
by Coty Evans
*Personally Known Document Control Officer

Lisa Fish
Notary Public

My commission expires:

JUL 1 3 2021

LISA FISH

Print Name

CTIC# _____

LISA FISH
Notary Public State of Utah
My Commission Expires on:
July 13, 2021
Comm. Number: 695961

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY