SPECIAL WARRANTY DEED

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY 2009

Notary Public

MY COMMISSION EXPIRES: 9/3/2012

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/19/09 09:18 2 pgs
Fees:13.00 Taxes:558.70

20090219-0014074

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

RT7019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph G. Jeffries and Ashley B. Jeffries	Joseph G. Jeffries and Ashley B. Jeffries	098-05-0-A 088.00CO /
(NAME)	(NAME)	
6213 Hampton Hall Way	6213 Hampton Hall Way	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-11, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Joseph G. Jeffries and Ashley B. Jeffries, Husband and Wife,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real Estate located in Davidson County, Tennessee, described as follows:

Being lot 136 on the Plan of Section Three Hampton Hall, as shown on plat of record in Plat Book 9700, Page 898, in the Register's Office for Davidson County, Tennessee, for which plat reference is hereby made for a more particular description.

Bing the same property conveyed to Donald J. McHone, Jr and Christie McHone, husband and wife, by Warranty Deed from Clifford F. McHone, III and Michelle P. McHone, husband and wife dated May 31, 2006 and recorded June 2, 2006 in Instrument Number 20060602-0064878, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-11 by substitute Trustee's Deed from Recontrust Company, Substitute Trustee, dated June 18, 2008 and recorded June 24, 2008 in Instrument Number 20080624-0064854, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ improved property, known as 6213 Hampton Hall Way Hermitage 37076
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto **belonging, unto said Grantee Joseph G. Jeffries and Ashley B. Jeffries, and his/her/their assigns, forever.**

Said The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-11., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-11 has executed this deed this 26th day of January, 2009.

The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-11 by Countrywide Home Loans Servicing, LP, Attorney in Fact

By Valinda Pickens, Asst. Secretary

DeAnn Barnes, Asst. Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Valinda Pickens, Asst. Secretary, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans Servicing, LP, the Attorney in Fact of said The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-11, the within named bargainor, and that he/she as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20080611-0059924, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 26th day of January, 2009.

Notary Public

My Commission expires: _____

NOTARY PUBLIC STATE OF TEXAS
BARBARA DURHAM
My Commission Expires
June 12, 2012

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT7019