# SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ SC
COUNTY OF Lexington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 10 2015
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090026692 DEEDWARR
Recvd: 04/23/09 09:03 2 pgs
Fees: 13.00 Taxes: 148.00
20090423-0036733

JESSICA LINDLER NOTARY PUBLIC SOUTH CAROLINA My Comm. Expires Oct. 20, 2015

**THIS INSTRUMENT WAS PREPARED BY**
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| STS Property Group, LLC | STS Property Group | Map 119-14 |
| (NAME) | (NAME) | |
| 326 Sunrise Avenue | 9429 Chesapeake Dr ~~1609 Hamill Rd~~ | Parcel 307 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Brentwood TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO STS PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 7 on the plan of Stump's Sunrise Heights Subdivision, as of record in Book 332, Page 107, Registers Office for said County, described as follows:

Beginning at a point on the northerly margin of Sunrise Avenue, 50 feet westwardly with said Avenue, 11.5 feet to the easterly margin of an alley; thence with said alley, northweslwardly 177.5 feet to a turn in said alley; thence northeastwardly 5 feet to the southerly margin of another alley; thence eastwardly with said alley 90 feet; thence southwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to Grantor by Trustee's Deed of record in Instrument No. 20080829-0088767, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plat appearing of record in Book 332, Page 107; and (c) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 326 Sunrise Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of January, 2009.

BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3

BY: COUNTRYWIDE HOME LOANS Servicing LP

AS ATTORNEY IN FACT

BY: _____
Melissa Listhrop

IT'S: Assistant Secretary

STATE OF Texas)

COUNTY OF Collin)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Melissa Listhrop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP, as attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3, the within named bargainor, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3 as the Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP as attorney in fact for BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3 and he or she as such Assistant Secretary (Officer) of COUNTRYWIDE HOME LOANS Servicing LP, as attorney in fact has executed this instrument as the free act and deed of BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-3.

WITNESS my hand and official seal this 30th day of January, 2009.

_____
Notary Public

My Commission Expires: _____

IRMA GRAY
Notary Public,
State of Texas
Comm. Exp. 02-16-12