THIS INSTRUMENT PREPARED BY:
Tennessee Title Services, LLC
6 Cadillac Drive
Suite 100
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100019308 DEEDWARRSP
Recvd: 04/05/10 09:37 3 pgs
Fees:18.00 Taxes:333.70
20100405-0024781

ord and Return to:
nessee Title Services
Cadillac Dr s- 100
ntwood, TN 37027

OWNER(S) ADDRESS AS FOLLOWS: **SEND TAX BILLS TO:** **MAP & PARCEL NUMBER:**

Matthew A. Beata
7355 Overby Road
Fairview, TN 37062

NEW OWNER
New Owner

131-05-OB-221.00CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we ***The Bank of New York, as Trustee for the Certificateholders,CWABS, Inc., Asset-Backed Certificates Series 2006-11*** , hereinafter called the Grantor, having bargained and sold, and by these presents do transfer and convey unto **Matthew A. Beata**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee being Unit No. 221, on the Plan of Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and BY-Laws, of record in Book 6841, Page 349, and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being all of the 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 NationWide Trustee Services, Inc., as Subsitute Trustee, of record in Instrument # 20090417-0035053, Register's Office for Davidson County, Tennessee, dated April 9, 2009 and recorded April 17, 2009.

To have and to hold the same, together with all the hereditaments and appurtenances thereunto belonging or in any wise appertaining, to the Grantee, his heirs and assigns, forever.

And the Grantor, for himself and his heirs, executors and administrators, does hereby covenant with the Grantee, his heirs and assigns, that he, the Grantor, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises against all persons lawfully claiming the same from, through or under him the Grantors will forever warrant and defend.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

This is improved property known as 37215221 Summit Ridge Drive, Tennessee Nashville,

In witness whereof, the Grantor has hereunto set his hand this 29 day of ~~August~~ March, 2010.

The Bank of New York, as Trustee for the Certificateholders, CWABS, Inc., Asset-Backer Certificates Series 2006-11

BY: Lucero Pena

TITLE: Lucero Pena, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the _____ of **The Bank of New York, as Trustee for the Certificateholders, CWABS, Inc., Asset-Backer Certificates Series 2006-11**, the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____.

Witness my hand and seal at office in _____, _____, this _____ day of _____, 2010.

_____
NOTARY PUBLIC

My Commission Expires:

_____

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $ 90,189.00

Tracy Perry
AFFIANT

Sworn to and subscribed before me this 30 day of March, 2010.

Carol T Baker
NOTARY PUBLIC

My Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of VENTURA

On 3/29/10 before me, Orobah Fakhouri, Notary Public,
(Here insert name and title of the officer)

personally appeared Lucero Perez,

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 of Notary Public

OROBAH FAKHOURI
Commission # 1764387
Notary Public - California
Ventura County
My Comm. Expires Aug 28, 2011

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

DWD
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document