SPECIAL WARRANTY DEED

Return to:

NA Title Corporation
3231 Sunset Boulevard
Suite B
West Columbia, SC 29169

NEONESHIA DANIELLE STOVALL
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires
February 14, 2011

STATE OF ~~TENNESSEE~~ COLLIN
COUNTY OF COLLIN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,225.00

Janice Jones
Affiant Janice Jones

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Tommy R. Greer	Tommy R. Greer	
(NAME)	(NAME)	
210 Edgemeade Drive	105 Wynlands Dr.	034-13-0-229.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, Tn. 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-11**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Tommy R. Greer,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot 28, PLAN OF EDGEMEADE FARMS, as shown on Plat of Record in Plat Book 3600, Page 69, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument #20091113-0104650, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all restrictive covenants, 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; (c) Restrictive Covenants and all matters appearing on the plan of record in Plat Book 3600, Page 69, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 210 Edgemeade Drive, Madison, TN 37115
(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.

BILL GARRETT, Davidson County
Trans:T20100028209 DEEDWARRSP
Recvd: 05/11/10 10:35 2 pgs
Fees:13.00 Taxes:159.93

20100511-0036097

Witness my hand this 19 day of April, 2010.

THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-11,

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP BY BAC GP, LLC, ITS GENERAL PARTNER AS ATTORNEY IN FACT

BY: Maria E Castillo
Maria E Castillo

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 Maria E Castillo, 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 BAC GP, LLC, GENERAL PARTNER OF BAC HOME LOANS SERVICING, LP,, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-11, the within named bargainer, and that he or she as such Assistant Secretary (Officer) being authorized to do so, executed the foregoing instrument on behalf of THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-11, as the Assistant Secretary (Officer) of BAC GP, LLC, GENERAL PARTNER OF BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-11, and declared that he or she as such Assistant Secretary (Officer) of BAC GP, LLC, GENERAL PARTNER OF BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, executed this instrument as the free act and deed of THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-11.

WITNESS my hand and official seal this 19 day of April, 2010.

Notary:

NOTARY PUBLIC STATE OF TEXAS
NEO NESHIA DANIELLE STOVALL
My Commission Expires
February 14, 2011