SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215.000.00

Affiant Maria E. Castillo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 23rd, 2010.

Notary Public

MY COMMISSION EXPIRES: Lizeth Garcia
(AFFIX SEAL)

LIZETH GARCIA
My Commission Expires
July 15, 2012

Return to:

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

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
James P. Carroll, Jr. (NAME)	James P. Carroll, JR. (NAME)	
309 Seven Springs Way, #204 (ADDRESS)	309 Seven Springs Way #204 (ADDRESS)	160.15-0D-025.00 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, **BANK OF NEW YORK as Trustee for The Certificateholder S CWABS, Inc., Asset-Backed Certificates, Series 2006-21**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **James P. Carroll, Jr.** 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:

BEING UNIT NO. 204, PHASE I, ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT #20060310-0028319, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20090826-0080359, 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, easements, restrictions limitations and conditions as per the Restrictive Covenants in Instrument No. 200603100028319 and corrected in Instrument No. 200807300077840; (d) HOA Charter in Instrument No. 200602170019487, recorded in, said Register's Office; (e) Storm Water Detention Agreement of record in Instrument #20040816-0098712; said Register's Office (f) All matters and exceptions appearing in Instrument #20060222-0020470, said Register's Office; and (g) All other matters and exceptions, if any, of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 309 Seven Springs Way, #204, Brentwood, TN 37027
(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:T20100030779 DEEDWARRSP
Recvd: 05/21/10 12:50 2 pgs
Fees:13.00 Taxes:795.50
20100521-0039376

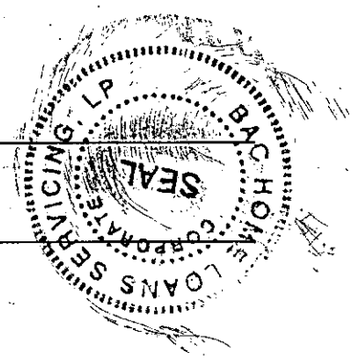
Witness my hand this 23rd day of April, 2010.

BANK OF NEW YORK as Trustee for The Certificateholder S CWABS, Inc., Asset-Backed Certificates, Series 2006-21, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP BY BAC GP, LLC, ITS GENERAL PARTNER

BY: _____

IT'S: Bobbi Laughlin, Assistant Secretary



STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Bobbi Laughlin, 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 BANK OF NEW YORK as Trustee for The Certificateholder S CWABS, Inc., Asset-Backed Certificates, Series 2006-21, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT, 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 Certificateholder S CWABS, Inc., Asset-Backed Certificates, Series 2006-21, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT, 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 BANK OF NEW YORK as Trustee for The Certificateholder S CWABS, Inc., Asset-Backed Certificates, Series 2006-21, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT, 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 BANK OF NEW YORK as Trustee for The Certificateholder S CWABS, Inc., Asset-Backed Certificates, Series 2006-21, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT.

WITNESS my hand and official seal this 23 day of April, 2010.

