SPECIAL WARRANTY DEED

STATE OF SC
COUNTY OF Lexington
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA EXPIRES JULY 23, 2018

Return to:

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

TN10-10228

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
Steven Brown (NAME)	Steven Brown (NAME)	107-14-0-129.00
1014 Kipling Drive (ADDRESS)	1014 Kipling Dr. (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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 2006-7**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Steven Brown,** 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 Lot No. 131 on the Plan of Miro Meadows Subdivision, as of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by Successor Trustee's Deed of record in Instrument #20100310-0018295, 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 plans of record in Plat Book 1424, Page 94 and amended in Book 5344, Page 294, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1014 Kipling Drive, Nashville, TN 37217
(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.

Davidson County DEEDWARRSP
Recvd: 01/06/11 14:31 2 pgs
Fees:13.00 Taxes:196.10
20110106-0001914

Witness my hand this 29th day of october, 2010.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-7

BY: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP

BY: x

IT'S: roseanne silvestro; closing officer

x

jesse padilla; closing officer
closing officer

STATE OF az)
COUNTY OF maricopa)

Before me, the undersigned, a notary public in and for said County and State, personally appeared roseanne silvestro, 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 asst. secretary (Officer) 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 2006-7, the within named bargainor, and that he or she as such jesse padilla (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 2006-7, as the closing officer (Officer) 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 2006-7, and declared that he or she as such roseanne silvestro (Officer) 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 2006-7.

WITNESS my hand and official seal this 29th day of october, 2010.

~~Notary Public~~ janet helms

My Commission Expires: 04/15/11

JANET HELMS
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 15, 2011

True Copy Certification

I, Lillian M. Snow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of SC

County of Lexington

Personally appeared before me, Kaitlyn Skinner a notary public for this County and State, Lillian M. Snow who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KAITLYN SKINNER NOTARY PUBLIC SOUTH CAROLINA

My Commission Expires: 12/20/2018

Notary's seal if on paper