BILL GARRETT, Davidson County
Trans:T20110052450 DEEDWARRSP
Recvd: 08/25/11 11:29 3 pgs
Fees:18.00 Taxes:88.80
20110825-0065809

S&K #: 11-020534

SPECIAL WARRANTY DEED

THIS DEED, between The Bank of New York Mellon fka The Bank of New York, not in its individual capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-25 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Marvin D. Cook hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 112, ON THE PLAN OF VILLAGE BY THE CREEK, SECTION 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 221, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TULTUL NAYYAR AND SUSHIL NAYYAR, WIFE AND HUSBAND IN INSTRUMENT NO. 20030115-0006809, RECORDED 01/15/2003, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TONYA BAYLOR, BY DEED FROM TULTUL NAYYAR AND SUSHIL NAYYAR OF RECORD IN INSTRUMENT NO.20061221-0157518 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

This legal description is identical with that in Deed of Trust recorded in Instrument Number 20061221-0157520 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument Number 20110203-0009687, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

The Grantee(s), or purchaser(s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Property Address: 901-903 Trailwood Circle, Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Marvin D. Cook
P.O. Box 148761
Nashville TN 37214

Map & Parcel 050-07-0016.00

THIS INSTRUMENT PREPARED BY:
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566

The Bank of New York Mellon fka The Bank of New York, not in its individual capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-25

By: BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, as attorney in fact

BY: _____ _____
Laura Iniguez
IT'S: Assistant Vice President _____

STATE OF _____
COUNTY OF _____ **See Attached**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, 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_____ (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, not in its individual capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-25, the within named bargainor, and that he or she as such _____ (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, not in its individual capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-25, as the _____ (Officer) of BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, which is the attorney in fact for of The Bank of New York Mellon fka The Bank of New York, not in its individual capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-25, and declared that he or she as such _____ (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, not in its individual capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-25

WITNESS my hand and Official Seal at Office this _____ day of _____, 2011.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF California
COUNTY OF Ventura

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $24,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant Laura Iniguez
Assistant Vice President

Subscribed and sworn to before me this the 14th day of July, 2011.

_____
Notary Public

My commission expires: 7/25/14

TAHNEE KNAPP
COMM. # 1896904
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Expires
July 25, 2014

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of VENTURA

On 7/14/11 (Date) before me, Tahnee Knapp, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared Laura Iniguez (Name(s) of Signer(s))

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.

TAHNEE KNAPP
COMM. # 1896904
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Expires
July 25, 2014

Place Notary Seal Above

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 _____ (Signature of Notary Public)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 7/14/11 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Laura Iniguez
- ☐ Individual
- ☒ Corporate Officer — Title(s): AVP
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☒ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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