BILL GARRETT, Davidson County
Trans:T20120021510 DEEDWARRSP
Recvd: 03/26/12 09:35 5 pgs
Fees:28.00 Taxes:389.63
20120326-0025199

This instrument prepared by and (MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1237BATN
Property ref: 4505 HARDING PIKE, NASHVILLE, TN 37205

SPECIAL WARRANTY DEED

Send tax bills to: New Owner
Name and address of new owner:Teresa and John Russell-1016 Jones Pkwy, Brentwood , TN 37027
Map parcel number: 116 03 OA 061.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

TERESA RUSSELL and husband, John Russell ,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The Grantee(s), of the real property described herein may not re-sell, record an additional conveyance document, or otherwise transfer title to the real property described herein within 60 days following execution of this Special Warranty Deed.

Witness our hand this 12th day of March, 20 12, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18

By Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP as its attorney in fact

By: _____
Its: Lupe Zapata, Assistant Vice President

By: _____
Its: Todd Gabert

State of ARIZONA
County of MARICOPA

(For signer #1)
Personally appeared before me, Sandra Lopez (name of notary public), Notary Public, Lupe Zapata (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

(For signer #2)
Additionally, personally appeared before me, Sandra Lopez (name of notary public), Notary Public, Todd Gabert (name of the natural person executing the instrument), with whom I am personally acquainted, and who acknowledged that he or she is the above indicated officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of March, 20 12

_____
Notary Public Sandra Lopez
My commission expires: July 26, 2015
(Affix Seal)

SANDRA LOPEZ
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
July 26, 2015

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Unit 62W on the plan of Royal Oaks Tower Condominium Apartments of record in Plat Book 4460, Page 189, Register's Office for said County, to which plan reference is made for a more complete description together with the appurtenant interest n the Common elements of the Royal Oaks Towers, a horizontal property regime established by master deed and by-laws of record in Book 4710, Page 901 and amended in Book 4798, Page 813, said Register's Office,

Source of title

_____ Trustee's Deed or
__X__ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20111031-0084490
County of DAVIDSON , TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $105,305.00

Sworn to and subscribed before me this 16th day of March, 2012.

Lauren M Rickels
Affiant

Notary Public

My Commission Expires: 9/3/2012

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Owner's Affidavit

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned Notary Public in and for said County and State, personally appeared Lupe Zapata known to me and being first duly sworn, depose(s) and say(s):

1. That THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18 own(s) the real property in more particularly described in Exhibit "A" attached hereto and incorporated herein.
2. That said owner(s) is/are in sole possession of said property and there are no Tenants.
3. That all indebtedness due anyone for labor, materials, or services which might be liens on said property are fully paid, and that no improvements other than routine items of maintenance repair or replacement have been made to subject property since January 1st of the previous calendar year. UNKNOWN TO SIGNER
4. That no security interest under the Uniform Commercial Code has been perfected against the improvements and/or fixtures. UNKNOWN TO SIGNER
5. That there are no judgments, pending litigation, executions or attachments in or from any court affecting said property of said owner(s). UNKNOWN TO SIGNER
6. That no bankruptcy proceeding in any Federal Court has been filed against (or by) any owner of said property. There is no outstanding contract(s) of sale, conveyance(s), easements(s) or encumbrance(s) affecting said property other than as disclosed in the current commitment issued by Title Insurance Company and/or as shown on the closing statement on this transaction. UNKNOWN TO SIGNER
7. That all persons who have executed or will execute instruments conveying or encumbering said property are at least 18 years old and are free from legal disability.
8. There are no boundary line dispute(s), claim(s), conflict(s), encroachment(s) or other fact(s) that would affect the total area of the land or the boundaries of the land to be insured.
9. That in consideration of Title Insurance Company willingness to insure the "Gap" (that period of time between the last search of the public records and the recording of the insured instruments) the undersigned agree(s) to indemnify and hold harmless said company against all loss or expense due to any intervening matter which may be recorded prior to the insured instruments.
10. That the undersigned make(s) this statement for the express purposes of inducing Title Insurance Company to insure title to said property to be free from adverse claims or liens not herein stated, and of enabling said owner(s) to receive the consideration for sale, lease or mortgage of said property. Affiant(s) guarantee and warrant the statements of fact herein, which shall be construed as a continual contractual obligation in favor of said company.
11. That in consideration of the issuance of title insurance by said company as aforesaid, the undersigned agree(s) to indemnify and hold harmless said company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing this agreement.
12. The undersigned is not a foreign Person, but rather is a "United States person" within the meaning of Section 7701(a)(30) of the Internal Revenue Code of 1986, as amended (the "Code"), and that Seller's true and correct United States taxpayer identification number (or Social Security number) is set forth below opposite the signature of the Seller. Seller is making the statements set forth herein for the purpose of releasing the Purchaser and/or Settlement Agent from any withholding obligation which might otherwise be imposed under Section 1445(a).

By: _____ US taxpayer ID No: 11-3796296
Title: Lupe Zapata, Assistant Vice President

Subscribed and sworn to before me this the 12 day of March, 2015

SANDRA LOPEZ
NOTARY PUBLIC - ARIZONA
Pinal County
My Commission Expires
July 26, 2015

Notary Public Sandra Lopez
(Affix Seal)
My Commission Expires: July 26, 2015

Exhibit "A"

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