Davidson County DEEDWARRSP
Recvd: 04/02/12 15:19 6 pgs
Fees:33.00 Taxes:177.23
20120402-0027804

Commitment Number: 2951213
Seller's Loan Number: 11-0133304

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
WESTWOOD COMMUNITIES, INC, 1310 ROCK CREEK TERRACE, WHITE CREEK, TN 37189

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
049 16 0A 048.00

SPECIAL WARRANTY DEED

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.

THIS INDENTURE, made and entered into as of the March 22nd, 2012, by and between **The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-backed Certificates, Series 2006-3**, whose mailing address is **2375 N. Glenville Drive, (Mail Code: TX 983-01-01), Richardson, TX 75082**, hereinafter grantor, and party of the first part, and **WESTWOOD COMMUNITIES, INC**, hereinafter grantee, party of the second part, whose tax mailing address is **1310 ROCK CREEK TERRACE, WHITE CREEK, TN 37189**.
WITNESSETH: That for and in consideration $47,900.00 (Forty-Seven Thousand Dollars and Nine Hundred Dollars and no Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part

has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **1310 ROCK CREEK TERRACE, WHITE CREEK, TN 37189**.

Exhibit A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAT OF WILLO TRACE SUBDIVISION, PHASE TWO OF RECORD IN PLAT BOOK 7900, PAGE 46, AND AMENDED IN BOOK 10454, PAGE 607, REGISTRER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it has lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same. Party of the First Part will warrant and defend against all lawful claims of persons claiming by, through or under the Party of the First Part but against no others.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

Being the same property conveyed to the part of the first part and recorded at: **20111202-0093840**

Executed by the undersigned on March 22nd, 2012:

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-backed Certificates, Series 2006-3, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, As Attorney in Fact.

By: _____

* POA Recorded on 2/09/12
Instrument # 20120209001819

Name: Jessica Yetton
AVP

Its: _____

STATE OF Arizona

COUNTY OF Maricopa

Before me, Nate Green, a Notary Public of said State and County aforesaid, personally appeared Jessica Yetton its AVP on behalf of **The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-backed Certificates, Series 2006-3, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, As Attorney in Fact,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AVP of Bank of America, N.A. the within named Grantor, Party of the First Part and Bargainor, , and that he as such AVP, executed the foregoing instrument for the purpose therein contained, by signing the name of Bank of America, N.A Inc., by himself as such AVP.

Witness my hand and seal, this 22nd day of March 2012.

_____
Notary Public Nate Green

My Commission Expires July 26, 2015

NATE GREEN
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
July 26, 2015

State of Arizona
County of Maricopa

I, or we, 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 $47,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22nd day of March, 20 12.

Affiant

NATE GREEN
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
July 26, 2015

(Seal)

Jessica Yetton, AVP
Print Name

Notary Public

My commission expires:

July 26, 2015

Nate Green
Print Name

CTIC# _____

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary' Seal (If on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Penn-A..nia Association of Notaries