BILL GARRETT, Davidson County
Trans:T20120030594 DEEDWARRSP
Recvd: 04/26/12 11:33 3 pgs
Fees:18.00 Taxes:201.65
20120426-0035784

This instrument prepared by:
Vicky Kinnard
First American Title
1510 Airport Blvd., Suite 2
Pensacola, Florida 32504
(850)466-4520

File No.: **9909-3991002**

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this March 20, 2012, by and between **The Bank of New York Mellon fka the Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-15**, party of the first part, and **Mary J. Daniel**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

A Certain Tract Or Parcel Of Land In Davidson County, State Of Tennessee, Described As Follows:
Land In Davidson County, Tennessee, Being Lot No. 176 On The Unrecorded Map Or Plan Of Nawakwa Hills, Powwow Addition, Section No 6, Described as Follows:
Beginning At A Point In The Easterly Margin Of Ocoee Trail, Said Point Being 958.82 Feet Southeast From An Iron Pin Marking The Intersection Of The Southerly Right Of Way Of Nawakwa Trail And The Easterly Right Of Way Of Ocoee Trail; Thence North 67 Degrees 01 Minutes 36 Seconds East 149.66 Feet To A Point; Thence South 22 Degrees 58 Minutes 24 Seconds West 50.40 Feet To A Point; Thence South 67 Degrees 01 Minutes 36 Seconds West 149.66 Feet To A Point; Thence With The Easterly Margin Of Ocoee Trail, North 22 Degrees 58 Minutes 24 Seconds East 50.40 Feet To The Point Of Beginning.

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.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20120105-0001114** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **06302012200**

X Improved OR
Unimproved property located at: **1439 Ocoee Trail, Madison, Tennessee 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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 to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

The Bank of New York Mellon fka the Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-15

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact

By: Kerri Ryan
Assistant Vice President

****

Owner's Name: **Mary J. Daniel**

and Address: **519 Nawakwa Tr.**
Madison, TN 37115

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Mary J. Daniel
519 Nawakwa Tr.
Madison, TN 37115

State of Arizona

County of Maricopa

Before me, Bobby McCarther (name of notary public) of the State and County mentioned, personally appeared Kerri Ryan with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Assistant Vice President (president or other officer authorized to execute the instrument) of **The Bank of New York Mellon fka the Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-15** the within named bargainor, a corporation, and that such (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as (president or other officer).

Witness my hand and Seal at office in this Chandler, AZ

BOBBY MCCARTHER
Notary Public - Arizona
Maricopa County
My Commission Expires
July 6, 2012

Notary Public

Bobby McCarther
July 6, 2012

My Commission Expires: _____

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$54,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Kerri Ryan
Assistant Vice President

Subscribed and sworn to before me this March 20, 2012.

Notary Public

Bobby McCarther
July 6, 2012

My Commission Expires: _____

BOBBY MCCARTHER
Notary Public - Arizona
Maricopa County
My Commission Expires
July 6, 2012