BILL GARRETT, Davidson County
Trans:T20120035760 DEEDWARRSP
Recvd: 05/15/12 14:55 3 pgs
Fees:18.00 Taxes:136.90
20120515-0042064

BOX 10-B	STATE OF ARIZONA COUNTY OF MARICOPA THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00 Affiant Tiffany Stewart, AVP SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April 2012. Notary Public Brian Tantillo MY COMMISSION EXPIRES: July 26, 2015 (AFFIX SEAL)

BRIAN TANTILLO
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
July 26, 2015

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COORDINATION PLUS, LLC	**SAME**	**083-02-0-222.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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 BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-SD3**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COORDINATION PLUS, LLC**, A TENNESSEE **LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Scott Avenue Annex, of record in Book 2331, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 25 fronts 53 feet on the southerly side of Creighton Street and runs back between parallel lines 113.5 feet to a dead line.

Being the same property conveyed to **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-SD3**, by deed dated January 19, 2012 from RECONTRUST COMPANY, N.A., AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20120123-0006141, Register's Office for Davidson County, Tennessee.

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 conveyance is subject to all matters as set forth in the Plan of record in Plat Book 2331, page 87, said Register's Office and title to that portion of the premises, if any, embraced within the charter right-of-way of CSX Railroad, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

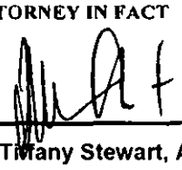
This is improved(X) property, known as 58 CREIGHTON AVENUE, NASHVILLE, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 that 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 said GRANTORS, but not 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.

Witness my hand this 27 day of April, 2012.

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-SD3

BY: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, ITS ATTORNEY IN FACT

BY: 

ITS: Tiffany Stewart, Assistant Vice President

STATE OF ARIZONA
COUNTY OF MARICOPA

Before me, the undersigned authority, a Notary Public in and for the said County and State, appeared Tiffany Stewart, who, upon oath, acknowledged himself/herself to be the Assistant Vice President of **Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, the Attorney in Fact for 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-SD3**, the within named bargainor, a corporation, and that he/she as such Assistant Vice President, being authorized so to do, executed the foregoing instrument in behalf 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-SD3**, for the purposes therein contained and acknowledged that he/she executed the same by **Limited Power of Attorney of record in Instrument No. 20120209-0011819**, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal at office, this 27 day of April, 2012.

Notary Public: Brain Tantillo

My commission expires: July 26, 2015.

BRIAN TANTILLO
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
July 26, 2015