This instrument prepared by:
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First American Title
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File No.: **9909-4012426**

BILL GARRETT, Davidson County
Trans:T20120035975 DEEDWARRSP
Recvd: 05/16/12 11:05 3 pgs
Fees:18.00 Taxes:295.26
20120516-0042333

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this **Eighth day of May, 2012**, by and between **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-23**, party of the first part, and **Thomas Michael Nichols**, 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:

Being Lot No. 209, on the Plan of Cedar Bluff Subdivision, Phase 2-B First Revision as shown on plat of record in Plat Book 9700, Page 509, and revised in Plat Book 9700, page 663, Register's Office for Davidson County, Tennessee, to which plat reference is herby made for more a complete description.

The Grantee(s), or purchasers(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.: **20111014-0080080** 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 # **034-130289.00**

X Improved OR
Unimproved property located at: **408 MONTICELLO AVENUE, 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, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-23

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: Cory Klapperich, Assistant Vice President

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Owner's Name: **Thomas Michael Nichols**

and Address: **408 MONTICELLO AVENUE**
MADISON, TN 37115

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Thomas Michael Nichols
408 Monticello Avenue
Madison, TN 37115

State of ARIZONA

County of MARICOPA

Before me, J. Yetton , of the State and County mentioned, personally appeared with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be (president or other officer authorized to execute the instrument) of **The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-23** 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

J. YETTON
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

Notary Public J. Yetton

My Commission Expires: 06/21/2015

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 **$79,800.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Cory Klapperich

Subscribed and sworn to before me this 26th day of April 2012.

J. YETTON
Notary Public - Arizona
Pinal County
My Commission Expires
June 21, 2015

Notary Public J. Yetton

My Commission Expires: 06/21/2015