BILL GARRETT, Davidson County
Trans: T20120062386 DEEDWARRSP
Recvd: 08/21/12 11:22 3 pgs
Fees: 18.00 Taxes: 231.99
20120821-0075000

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# 1531BATN
Property ref: 2921 Edge Moor DR, Nashville, TN 37217

SPECIAL WARRANTY DEED

Send tax bills to: Spring Hill Land Trust, 238 Wilshire Dr., Cookeville, TN 38506
Name and address of new owner: Spring Hill Land Trust, 238 Wilshire Dr., Cookeville, TN 38506
Map parcel number: 15005019100

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 TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET BACKED CERTIFICATES, SERIES 2006-BC1,

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

Shane Allison, Trustee of the Spring Hill Land Trust

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 13th day of August, 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 TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET BACKED CERTIFICATES, SERIES 2006-BC1

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: Brian Tantillo, AVP

By: _____
Its: Roseanne Silvestro, AVP

State of AZ
County of Maricopa

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brian Tantillo (name of the natural person executing the instrument), to me known to be the person who 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-BC1 and that he executed the same as the free act and deed of said 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-BC1.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Roseanne Silvestro (name of the natural person executing the instrument), to me known to be the person who 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-BC1 and that he executed the same as the free act and deed of said 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-BC1.

Witness my hand, at office, this 13th day of August, 20 12.

_____
Notary Public
My commission expires: 05-10-2013
(Affix Seal)

TRISHA MOTHERSHED
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
May 10, 2013

I do hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $62,700.00.

_____
Affiant

Subscribed before me this 17th day of August, 2012.

_____
Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

Exhibit "A"

Legal Description

Being Lot No. 726 on the Plan of Edge-O-Lake Subdivision, as of record in Book 4460, Page 44 (Incorrectly referred to as Book 4991, Page 547 in Prior Deeds of Record), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

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 20120126-0007189
County of DAVIDSON , TN