8.00 (2)

BILL GARRETT, Davidson County
Trans:T20120070473 DEEDWARRSP
Recvd: 09/19/12 08:48 2 pgs
Fees:13.00 Taxes:207.20
20120919-0084928

S&K #: 11-029475

**SPECIAL WARRANTY DEED**

THIS DEED, between The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc, Asset Backed Certificates, Series 2006-20, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Andrea Goldman*, hereafter called Grantee.

* unmarried

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

**The following described property located in the County of Davidson, State of Tennessee, to-wit:**

**All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as Lot No. 153, on the Map of the Resubdivision of Lot No. 13, Anderson Estates, Section One, not of record, being part of Tract No. II described in Book 10932, page 597, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 153 fronts 50 feet on Scalf Drive running back between parallel lines 166 feet or the South and 166.6 feet on the North to a line in the rear measuring 50 feet.**

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060906-0109709 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120117-0004367, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc, Asset Backed Certificates, Series 2006-20

By: Specialized Loan Servicing LLC, as Attorney in fact

By: _____

Title: _____

Margaret M. Fagan, Asst. Vice President
Specialized Loan Servicing L.L.C., Attorney in Fact

This instrument was executed by using Power of Attorney filed of record in Instrument Number 20120919-0084927 said Register's Office.

STATE OF Colorado
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret M. Fagan, an officer or authorized signatory of Specialized Loan Servicing LLC, Attorney in Fact for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc, Asset Backed Certificates, Series 2006-20, the within named bargainor, a limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who, upon oath, acknowledged that he/she, being authorized so to do, executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is an officer or authorized signatory of Specialized Loan Servicing LLC, the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and Official Seal at Office this 7th day of August, 2012.

Donna M. Vlieger
NOTARY PUBLIC

DONNA M. VLIEGER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 05-06-13

My Commission Expires: _____

STATE OF Colorado
COUNTY OF Douglas

I 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 $56,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant
Margaret M. Fagan, Asst. Vice President
Specialized Loan Servicing L.L.C., Attorney in Fact

Subscribed and sworn to before me this the 7th day of August, 2012.

Donna M. Vlieger
Notary Public

My commission expires:_____

DONNA M. VLIEGER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 05-06-13

Property Address: 310 A-B Scalf Drive, Madison, Tennessee 37115

**PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Andrea Goldman
241 Island Dr
Hendersonville TN 37075

Map & Parcel 043 04-0-012.00

THIS INSTRUMENT PREPARED BY:
N. Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended, Second Floor
Memphis, TN 38117
(901)767-5566