S&K #: 12-038609

Davidson County DEEDWARRSP
Recvd: 09/24/12 13:42 3 pgs
Fees:18.00 Taxes:173.90
20120924-0086600

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 2006-15, organized and existing under the laws of the United States of America, hereinafter called Grantor, and MTP Properties, LLC, hereafter called Grantee.

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 Davidson County, Tennessee, to-wit:

Being all of Unit #23, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20061220-0156741 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120713-0061568, 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 2006-15

By: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP, As Attorney in Fact

By: _____

Title: Nubia Escobar, AVP

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.

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nubia Escobar, AVP an officer or authorized signatory of Bank of America N.A., the 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 2006-15, 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 Bank of America N.A., 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 13 day of September, 20 12.

NOTARY PUBLIC Cindy Ton

My Commission Expires: 07/01/2015

CINDY TON
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-01-15

STATE OF TEXAS
COUNTY OF Collin

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 $47,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Nubia Escobar, AVP

Subscribed and sworn to before me this the 13 day of September, 20 12.

CINDY TON
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-01-15

Notary Public Cindy Ton

My commission expires: 07/01/2015

Property Address: 2940 Baby Ruth Lane Unit 23, Antioch, Tennessee 37013

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MTP Properties, LLC
P.O. Box 126
Lavergne, TN 37086

Map & Parcel 163 11 0E 050.00

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE