BILL GARRETT, Davidson County
Trans:T20120077352 DEEDWARRSP
Recvd: 10/11/12 10:54 4 pgs
Fees:23.00 Taxes:185.00
20121011-0093220

This Instrument Prepared By:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Melecio Ibarra Luna & Gayle L Ibarra
3892 Lunn Dr
Nashville, TN 37218

Property Tax ID#: 058 11 0 047.00
File #: 2170T

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117
180600 80

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 20 day of Sept, 2012, by and between THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for the Certificateholders of CWABS, INC., Asset-Backed Certificates, Series 2006-17, Grantor, MELECIO IBARRA LUNA and GAYLE L IBARRA, husband and wife whose address is 3892 Lunn Dr., Nashville, TN, 37218, Grantees.

Witnesseth:

That for and in consideration of the sum of $50,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 3892 Lunn Dr, Nashville, TN 37218

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantees' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

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.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

WITNESSES:

Witness

Todd Gabert
Print Name

Witness

Shanda Kreuzer
Print Name

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK as Trustee for the Certificateholders of CWABS, INC., Asset-Backed Certificates, Series 2006-17

By:

Its: Irene Carrillo /AVP

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

STATE OF AZ }

COUNTY OF MARICOPA }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Irene Carrillo its AVP of 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 for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK as Trustee for the Certificateholders of CWABS, INC., Asset-Backed Certificates, Series 2006-17, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 20TH day of September, 2012.

Notary Public
My Commission Expires AUGUST 20, 2015

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 20TH day of September, 2012.

JUDY SHU
NOTARY PUBLIC ARIZONA
Maricopa County
My Commission Expires
August 20, 2015

Notary Public Judy Shu
My Commission Expires: AUGUST 20, 2015

Name and Address of Property Owner:
~~2508 W. CHANDLER BLVD.~~
~~BLDG D.~~
~~CHANDLER, AZ 85224~~
3892 Lunn Dr.
Nashville, TN 37218
Melecio & Gayle Ibarra

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Melecio & Gayle Ibarra
3892 Lunn Dr.
Nashville, TN 37218

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT; BEING LOT NO. 52 ON THE PLAN OF SECTION ONE, ROYAL HILLS, OF RECORD IN BOOK 4675, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17 RECORDED ON 9/14/11 TRANS # 20110056995 RECORD # 20110914-0071255

Property Address:
3892 LUNN DR
NASHVILLE, TN 37218

Tax ID: 058 11 0 047.00



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