THIS INSTRUMENT PREPARED BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2012082214TN1

BILL GARRETT, Davidson County
Trans:T20120077998 DEEDWARRSP
Recvd: 10/15/12 10:15 3 pgs
Fees:18.00 Taxes:303.40
20121015-0094042

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on this 24th day of September, 2012, by and 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 2006-7** as party of the first part, located at 8742 Lucent Blvd, STE 300, Highland Ranch, CO 80129 and, **Alexi Brooks, unmarried** party(ies) of the second part located at 733 Netherlands Dr, Hermitage, TN 37076;

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 real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, and without the corporate limits of any municipality, being Lot No. 48 on the plan of Section 3, Meadows of Tulip Grove, of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Property: 733 Netherlands Dr Hermitage TN 37076
Parcel ID No.: 07512005300

The Last recorded Deed was filed of record at Book 20120316, Page 0022663, in the Register's Office of Davidson County, TN.

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, its heirs, or 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise

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 their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **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 2006-7**, has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

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 2006-7
By Margaret M. Fagan,
as Attorney in Fact **

20120150094041

Pursuan to that POA recorded in Deed Book____

Page_____ BY: ~~Margaret M. Fagan, Asst. Vice President~~
Davidson County, TN **Specialized Loan Servicing L.L.C., Attorney in Fact**
TITLE:_____

**the effective date of this closing is 9-24-2012

STATE OF Colorado

COUNTY OF Douglas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Margaret M. Fagan, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice-President of Specialized Loan Servicing, LLC, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this 27th 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

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Property: 733 Netherlands Dr Hermitage TN 37076
Parcel ID No.: 07512005300
File Number: REO2012082214TN1

Mail Tax Notices To and Property Owner:
Alexi Brooks
733 Netherlands Dr.
Hermitage, TN 37076

I, or we, 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 $ 82,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of September, 2012

Notary Public

My Commission Expires: 9/27/2015

STEPHANIE L BATSON
NOTARY PUBLIC
DEKALB CO., GEORGIA
MY COMMISSION EXPIRES
SEPT. 27, 2015