BILL GARRETT, Davidson County
Trans:T20120078519 DEEDWARRSP
Recvd: 10/16/12 10:53 2 pgs
Fees:13.00 Taxes:1277.61
20121016-0094714

#26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Susan Minzak	New Owner	Map and Parcel
10192 Cottonwood		11712006400
Brentwood, TN 37027		

This instrument prepared by: Robert J. Notestine III, Attorney, File:12-09-14302
109 Kenner Avenue,Ste. 201, Nashville, Tennessee 37205

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, The Bank of New York Mellon f/k/a The Bank of New York as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2006-9 (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Susan Minzak a single person (The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 3 and 4, Galecrest, No. II Block "C", as shown on plat of record in Plat Book 974, page 20, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2006-9 by Warranty Deed from Weissman, Novack Curry and Wilco PC, Successor Trustee for the Bank of New York Mellon f/k/a The Bank of New York, as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2006-9, of record in Instrument Number 20120719-00063614, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to County taxes for the year 2012 and subsequent years, matters shown on the Plan of record and restrictive covenants of record.

This is improved property known as: **1494 Woodmont Blvd, Nashville, TN 37215.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $345,299.00.

Affiant Ellen M. Berke **Contract Management Coordinator**

Subscribed and sworn to before me this 12 day of Oct, 2012.

Notary Public
My Commission Expires: 9/22/15

Notary Public State of Florida
Marlene Saunders
My Commission EE 132687
Expires 09/22/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12 day of Oct. 2012.

The Bank of New York Mellon f/k/a The Bank of New York as Trustee
for CWABS, Inc., Asset-Backed Certificates, Series 2006-9

BY: Ocwen Loan Servicing, LLC, Attorney-In-Fact

BY: Ellen M. Berke **Contract Management Coordinator**
(Title: _____)

STATE OF Florida)
COUNTY OF Palm Beach)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Ellen M. Berke with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged him/herself to be the **Contract Management Coordinator** respectively of Ocwen Loan Servicing, LLC, as Attorney-In-Fact of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for CWABS, Inc., Asset-Backed Certificates, Series 2006-9, the within named bargainor, and that he/she as such executed the foregoing instrument for the purpose therein contained by signing the name of the LLC as Attorney-In-Fact by the said Ellen M. Berke as **Contract Management Coordinator**.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ West Palm Beach FL this 12 day of Oct., 2012.

Notary Public Marlene Saunders
My Commission Expires: 9/22/15

Notary Public State of Florida
Marlene Saunders
My Commission EE 132687
Expires 09/22/2015

Prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201
Nashville, TN 37205