S&K #: 12-034512

SPECIAL WARRANTY DEED

THIS DEED, between The Bank of New York Mellon f/k/a The Bank of New York, As Trustee For The Certificateholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2006-11, organized and existing under the laws of the United States of America, hereinafter called Grantor, and Emerald Creek Properties , 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 Lot No. 8, Plan of Taigans Court Subdivision, according to Plat and Survey of same appearing of record in Plat Book 6900, Page 710, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete & accurate description.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060619-0073173 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120329-0026682, 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 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 Grantor's execution of this Deed.

The Bank of New York Mellon f/k/a The Bank of New York, As Trustee For The Certificateholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2006-11

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, as attorney in fact

By: _____

Title: MONICA JACOBS, AVP

BILL GARRETT, Davidson County
Trans:T20130001450 DEEDWARRSP
Recvd: 01/07/13 10:18 2 pgs
Fees:13.00 Taxes:184.63



20130107-0001732

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 MONICA JACOBS an officer or authorized signatory of Bank of America N.A., the Attorney in Fact for The Bank of New York Mellon f/k/a The Bank of New York, As Trustee For The Certificateholders Of The CWABS, Inc., Asset-Backed Certificates, Series 2006-11, 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 2ND day of NOVEMBER, 20 12.

MIN SOO KIM
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-20-16

NOTARY PUBLIC MIN SOO KIM, AVP

My Commission Expires: 8-20-16

MIN SOO KIM
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-20-16

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 $49,901.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant MONICA JACOBS, AVP

Subscribed and sworn to before me this the 2ND day of NOVEMBER, 20 12.

Notary Public MIN SOO KIM, AVP

My commission expires: 8-20-16

Property Address: 2712 Tucker Road, Nashville, Tennessee 37218

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Emerald Creek Properties
P.O. Box 616
Hendersonville, TN 37075

MIN SOO KIM
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-20-16

Map & Parcel 070-06-059.00

THIS INSTRUMENT PREPARED BY:
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